

# ARTERIAL 561 COULER VALLEY

DUBUQUE, IOWA

PART 1

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1979

## DRAFT ENVIRONMENTAL IMPACT STATEMENT APPENDIX - CULTURAL RESOURCES ASSESSMENT

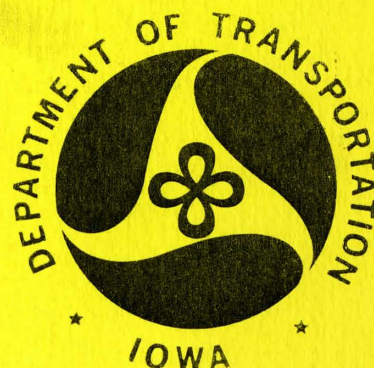
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Arterial 561 Couler Valley,  
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# **ARTERIAL 561 COULER VALLEY DUBUQUE, IOWA**

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Dubuque in 1872	back cover



# **INTRODUCTION**

## **STATEMENT OF PURPOSE**

In accordance with Section 800.4 of the Advisory Council on Historic Preservation "Procedures for the Protection of Historic and Cultural Properties" a survey has been undertaken in order to identify historically and architecturally significant buildings, structures, objects, sites and districts which may be impacted by the construction of Freeway 561 and the Couler Valley Expressway in the City of Dubuque, Iowa. The findings of this survey provide a basis for the objective evaluation of the relative impacts which various project alternatives will have upon the city's cultural resources and fabric. In addition, this survey has been supplemented by historical and architectural background studies which together with the corridor survey will provide guidance in determining the appropriate means for mitigating conflicts between the proposed projects and significant elements of Dubuque's cultural environment.

## **SCOPE OF STUDY**

The survey corridor generally covers an area from 500 to 1000 feet wide extending from near the intersection of U.S. Highway 151-61 and Grandview Avenue in the south to near the junction of U.S. Highway 52 and Iowa Highway 386 South in the north. This corridor has been divided into twelve survey tracts with tract boundaries corresponding to historic district and city subdivision boundary lines (see Figure I.1). For those survey tracts corresponding to the Freeway 561 corridor, Survey Tracts 1 thru 8, each property has been evaluated on a site specific basis with respect to both its individual historic and architectural significance, and with respect to its significance within group and district contexts. Survey Tracts 9 thru 12, which comprise the Couler Valley Expressway corridor, on the other hand, have been treated in only a general manner because this portion of the proposed highway improvement program is currently only in the concept stage of development. Further study of the Couler Valley Expressway corridor will be undertaken once the project is scheduled in the Five-Year Development Program.

Not covered by this cultural resources survey is that portion of the Freeway 561 corridor bounded by Cedar Street on the west, Sixteenth Street on the north, and Kerper Boulevard on the east and south. This area has not been subjected to a thorough cultural resources survey because a preliminary study of the area revealed no buildings, structures or other man-made features of sufficient age or design quality to merit further study. For the most part this area consists of unbuilt upon fill land and a flood retention pond. The major development in the area is a junk yard associated with the A. Y. McDonald Manufacturing Company. The few buildings located in the area are of concrete block and sheet metal construction and appear to be less than twenty years in age.

## **METHODOLOGY**

### **HISTORICAL**

For resources sites located within Survey Tract Nos. 1 thru 8 the following historical information has been compiled:

- (1) the dates of construction and/or alteration for buildings, structures and objects, and the dates of development and/or improvement for sites, such as the Dubuque Ice Harbor;
- (2) lists of owners and occupants for extant buildings;
- (3) information regarding non-extant buildings and structures which previously occupied surveyed resource sites; and
- (4) information which identifies the historical usage of each surveyed resource site.

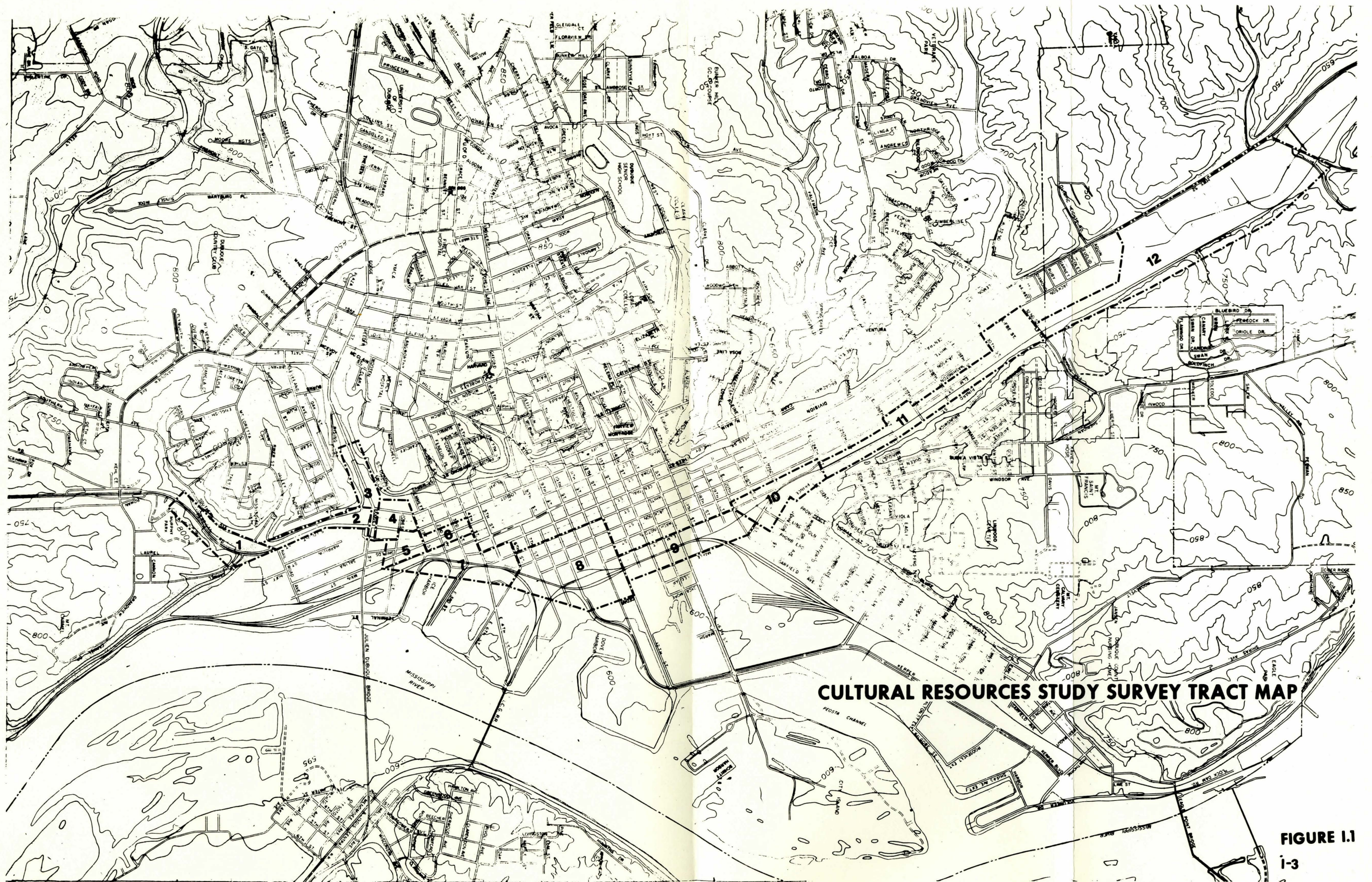
It has been necessary to consult a number of reference sources in order to compile the above specified information. A partial list of the sources which have been consulted include: city assessment records, title transfer and deed records, property abstracts, Sanborn insurance maps, city directories and newspapers.

For all survey tracts historical information pertaining to neighborhoods, subdivisions and districts have been compiled employing most of the same data sources cited above, as well as plat maps, published and unpublished histories and memoirs, and interviews with area residents. In compiling the general tract histories particular attention has been paid to gathering the following categories of information:

- (1) dates of platting, initial construction and redevelopment;
- (2) for residential areas, class and ethnic associations and concentrations;
- (3) for commercial and industrial areas, concentrations of specific types of commercial and industrial enterprises; and
- (4) events and trends which strongly influenced the development of an area.

Thus, the historical survey has been carried out on both a "micro" and "macro" level for the proposed Freeway 561 corridor in order to provide a basis for evaluating the significance of resource sites both as individual entities and within district contexts. On the other hand, survey tracts corresponding to the Couler Valley Expressway corridor have been treated only within a district context as this project has not yet been developed to a stage which would permit a site specific survey of the area.





**CULTURAL RESOURCES STUDY SURVEY TRACT MAP**

**FIGURE I.1**



## ARCHITECTURAL

The architectural survey has been confined to the evaluation of building exteriors, building-setting relationships and streetscapes. Each building within the eight Freeway 561 survey tracts has been photographed and evaluated on-site. In making on-site evaluations the following architectural features have been noted:

- (1) the massing of the buildings;
- (2) the use of materials;
- (3) facade organization and fenestration;
- (4) the scale of buildings and their relationship to their sites, as well as to surrounding buildings; and
- (5) architectural detailing and ornamentation.

On the tract level attention has been concentrated on noting groups of vernacular building types, the presence of stone curbing, brick streets and walks, distinctive street furniture, landscaping and other area-wide design features. The scale of building groups and neighborhoods, as well as setbacks and lot size have also been noted. Period groupings and groupings of buildings evidencing similar use of materials were additional tract architectural features which were recorded during the tract-wide phase of the architectural survey. This phase of the architectural survey applied to all twelve survey tracts and was conducted both on foot and by automobile. Furthermore, in some instances it extended beyond tract boundaries into adjacent neighborhoods which exhibited architectural qualities similar to those of the survey tracts.

## SIGNIFICANCE RATING

The National Register program, which is administered by the Heritage Conservation and Recreation Service of the United States Department of the Interior, has established criteria for evaluating the significance of cultural resources. Under these criteria properties are determined eligible for the *National Register of Historic Places* if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (1) are associated with events that have made a significant contribution to the broad patterns of our history; or
- (2) are associated with persons significant in our past; or
- (3) embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or

represent a significant and distinguishable entity whose components may lack individual distinction; or

- (4) have yielded, or may be likely to yield, information important in prehistory or history.

The significance rating system employed throughout this study is based substantially on these National Register criteria. For Survey Tract Nos. 1 thru 8 each resource site has been rated numerically for both its historical and architectural significance. The evaluation of a resource site's historical significance has been made on the basis of the following three criteria:

- (H1) association with a historically significant person, group or enterprise;
- (H2) association with a historically significant event, trend or era; and
- (H3) historical integrity.

The architectural significance of each resource site has similarly been evaluated on the basis of the three criteria listed below:

- (A1) architectural design quality and aesthetics;
- (A2) historic architectural value; and
- (A3) architectural integrity.

Under each of the above criteria resource sites have been assigned a rating of from 0 (low) to 5 (high) points. In rating both historical and architectural integrity point assignments have been based both on the extent to which each resource site has maintained those qualities for which it was rated significant under the other historical and architectural criteria, and on the extent to which each resource site has been judged to constitute an integral or supporting part of a historical or architectural district.

Individual point totals for historical and architectural significance have been employed to determine the likelihood of each resource site's eligibility for the *National Register of Historic Places*. Those resource sites which have received either a historical or an architectural rating of 13 points or more have been judged to qualify for the National Register.

Finally, the point ratings for all six historical and architectural evaluation criteria have been totalled for each resource site as a means of providing a comparative basis for determining the relative cultural importance of all the surveyed sites. In turn these rating totals have been used to divide all of the resource sites into four separate preservation priority groups, which will provide the basis for evaluating the relative impacts that various proposed project



alternatives will have upon the cultural environment of the City of Dubuque. Explanation of the four preservation priority groups (PPGs) is provided below:

- Group 1. Properties qualifying for this group have generally been rated as being both historically and architecturally significant. Group 1 properties should definitely be preserved. Rating equals 25 points or above.
- Group 2. Properties qualifying for this group have generally been rated as either historically or architecturally significant, but not both. Group 2 properties should be preserved whenever feasible. Rating equals from 19 to 24 points.
- Group 3. Properties qualifying for this group have generally been rated as being of only secondary historical and/or architectural significance in their own right, but may be viewed as important in the context of a group or district. If properties qualifying for Group 3 are in good physical condition, they should be preserved whenever it is practical to do so. Rating equals from 13 to 18 points.
- Group 4. Properties which have obtained a rating of 12 points or less qualify for Group 4 and merit no special preservation consideration.

The above described numerical rating system applies only to individual resource sites. Districts because of their lesser number and greater complexity have been evaluated in a qualitative manner. Such district evaluations are located at the end of each survey tract chapter. Each district has been evaluated from both a historical and architectural perspective. However, the criteria employed in making the district evaluations are much less rigid than those used for the individual resource site evaluations. The reason for this has been that the various districts have not readily lent themselves to the same types of analysis in all cases. Specifically, residential, commercial and industrial districts do not lend themselves well to cross comparison. Consequently, the significance of districts located within the Freeway 561 and Couler Valley Expressway corridors have been made on the basis of professional judgement of the survey staff employing functionally similar sections of the City of Dubuque, located outside of the project corridors, as bases for comparison.

## **REPORT ORGANIZATION**

The Corridor Survey Report consists of twelve chapters, one corresponding to each of the twelve survey tracts. Chapters 1 thru 8 have been divided into three sections each. Section One in each of these chapters contains both a tract description and a tract history. Section Two is the inventory of the individual resource sites. A summary of findings for the survey tract is located at the beginning of each of these sections. Also, in this section a survey sheet for each resource site may be found which contains the following information:



- (1) Resource Site No.
- (2) Designation--in the case of commercial and industrial buildings the business name; if an owner occupied single-family residence, the name of the owner of record; for other types of buildings, and sites which are not buildings, simple descriptive references, such as double house, garage, etc.
- (3) Legal Description of the Property
- (4) Photograph
- (5) Resource Site History
- (6) Architectural Description
- (7) Significance Rating
- (8) List of Reference Sources

Section Three contains the district evaluation for the survey tract.

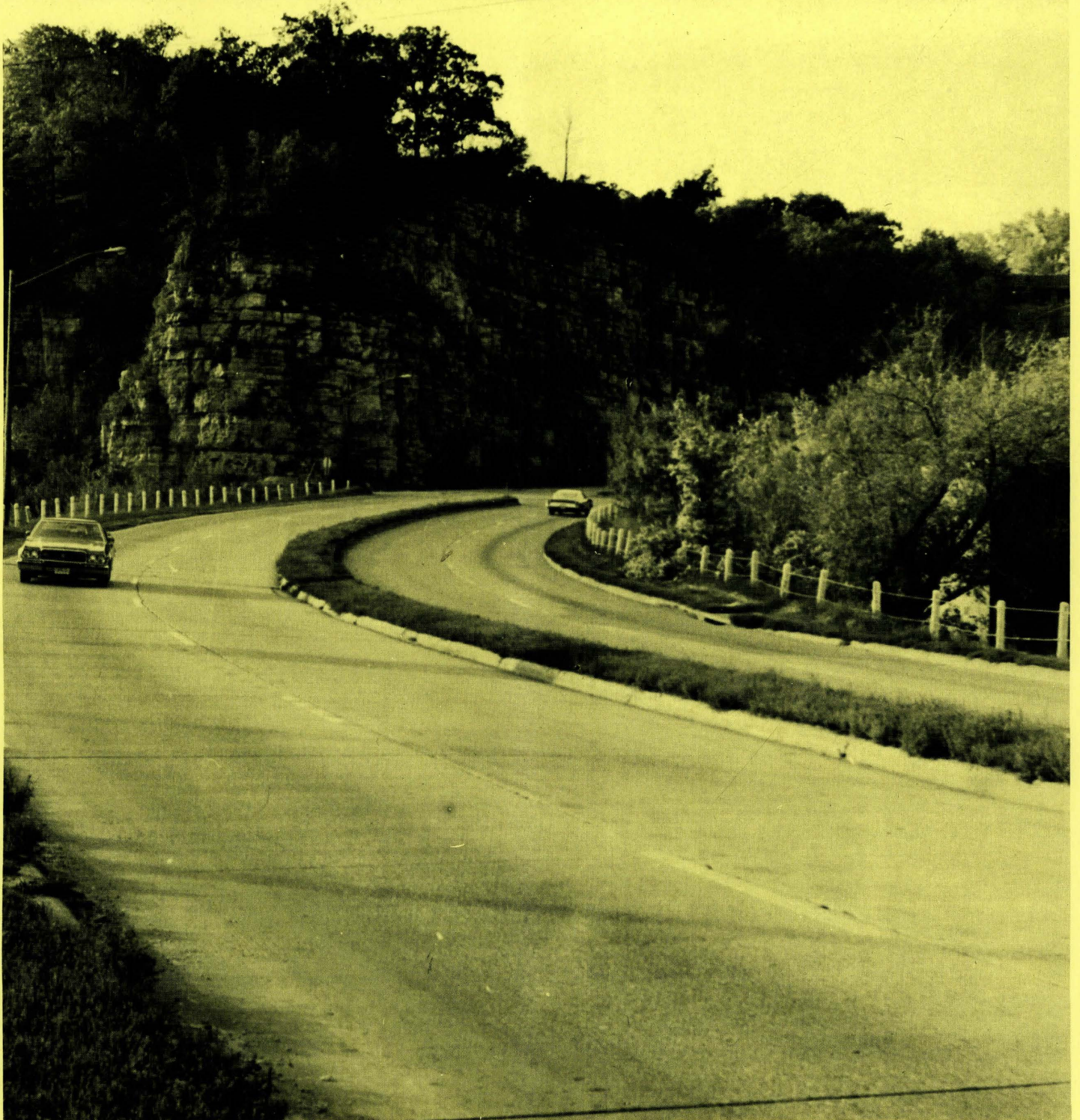
Chapters 9 thru 12 consist of only two sections each. For these chapters the first section again consists of the tract description and the tract history. Section Two for these chapters is the district evaluation. These chapters do not contain any resource site inventories because planning for the Couler Valley Expressway has not yet progressed far enough to warrant a detailed corridor survey.



# SURVEY TRACT

# 1

SOUTHERN AVENUE & KERRIGAN ROAD





## **1.1 GENERAL INFORMATION**

### **TRACT DESCRIPTION**

Survey Tract No. 1 encompasses the area generally bounded by Southern Avenue on the northwest; a line perpendicular to Southern Avenue and U.S. 151-61 (Kerrigan Road), just to the southwest of 358 Southern Avenue, on the southwest; a line parallel to and 250 feet southeast of Kerrigan Road on the southeast; and a straight line extension of South Locust Street on the northeast. The area included in this tract is shown in Figure 1.1. These boundaries have been selected so as to include the maximum impact zone for the proposed project in this area.

The only buildings located within Survey Tract No. 1 are situated along the southeast side of Southern Avenue. Of the fifteen buildings included in the tract six are dwellings and the others are one- and two-story concrete block and metal commercial and light industrial buildings. All of the industrial and commercial buildings have been built during the past thirty years. The dates of construction for the six dwellings range from 1855 to 1933. One of these houses, the Kelly-Murillo House (RESOURCE SITE NO. 1.5) is listed on the *National Register of Historic Places*.

On the northwest side of Southern Avenue, not included in the survey tract, are mostly houses of the same vintage and architectural character as the houses within the survey tract. The age of the houses gets progressively older the further one gets from the intersection of Southern Avenue and South Locust Street. Located at the corner of Southern Avenue and Valley Street is the Dubuque National Guard Armory.

Southeast of Kerrigan Road the boundary of the survey tract is defined by the 100-foot high Mississippi River bluffs on top of which is located Louis Murphy Park. To the northwest another high bluff line forms the second natural boundary for the area. Southern Avenue follows a natural hollow which separates the two bluff lines.

The topography of the area included in Survey Tract No. 1 and the locations of the fifteen buildings surveyed are shown in Figure 1.2. These buildings have each been evaluated with respect to their individual historical and architectural significance. The Southern Avenue hollow has been evaluated within a district context as well.

### **TRACT HISTORY**

Throughout its history Southern Avenue has been known variously as Dillon's Furrow, the Military Road, Dirty Hollow and the Cascade Road. Until 1957, when Kerrigan Road was completed, Southern Avenue served as the main highway leading out of Dubuque to the south. The land which comprises the survey tract was originally laid out and sold as mineral lots in 1847.



An early map of Dubuque shows that a smelting furnace was located just to the southwest of the intersection of Southern Avenue and South Locust Street. This was O'Ferrall's Furnace. Sometime before 1857 the furnace was demolished and replaced by a sawmill, which was first known as the Gibbs Brothers mill, and after 1861, as J.S. Randall's mill. The mill continued in operation until about 1890.

About 1870 the mineral lots along Southern Avenue began to be subdivided and sold as residential lots. Before this date houses constructed in the hollow were occupied mainly by miners. After 1870 those who built and occupied houses along Southern Avenue worked as laborers for the several major businesses located in the southern part of the city, such as J. S. Randall's mill, the Dubuque Lumber Company, the Illinois Central Railroad and Wm. Ryan and Son's packing house.

In 1880, 45 of the 84 individuals who were listed in the city directory as living on Southern Avenue, and having an occupation, were designated simply as laborers. Only 15 of those listed were skilled craftsmen, while four were grocers. The only individual of economic consequence living in the area in 1880 was Newell S. Moore, secretary of the Dubuque Lumber Company. Ethnically, Survey Tract No. 1 was heavily populated by the Irish during the 19th-century. The transformation of the eastern end of Southern Avenue from residential to commercial and industrial usage began in the late 1940's. It can be expected this trend will continue.

Sources: C. C. Childs, *The History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)  
Peter Hoffman, *Concise History of the City and County of Dubuque from 1833 to 1934* (unpublished, Loras College Library, Dubuque, Iowa)  
*Dubuque Folklore*, (Dubuque: American Trust and Savings Bank, 1975)  
City Directories (1857, 1880)



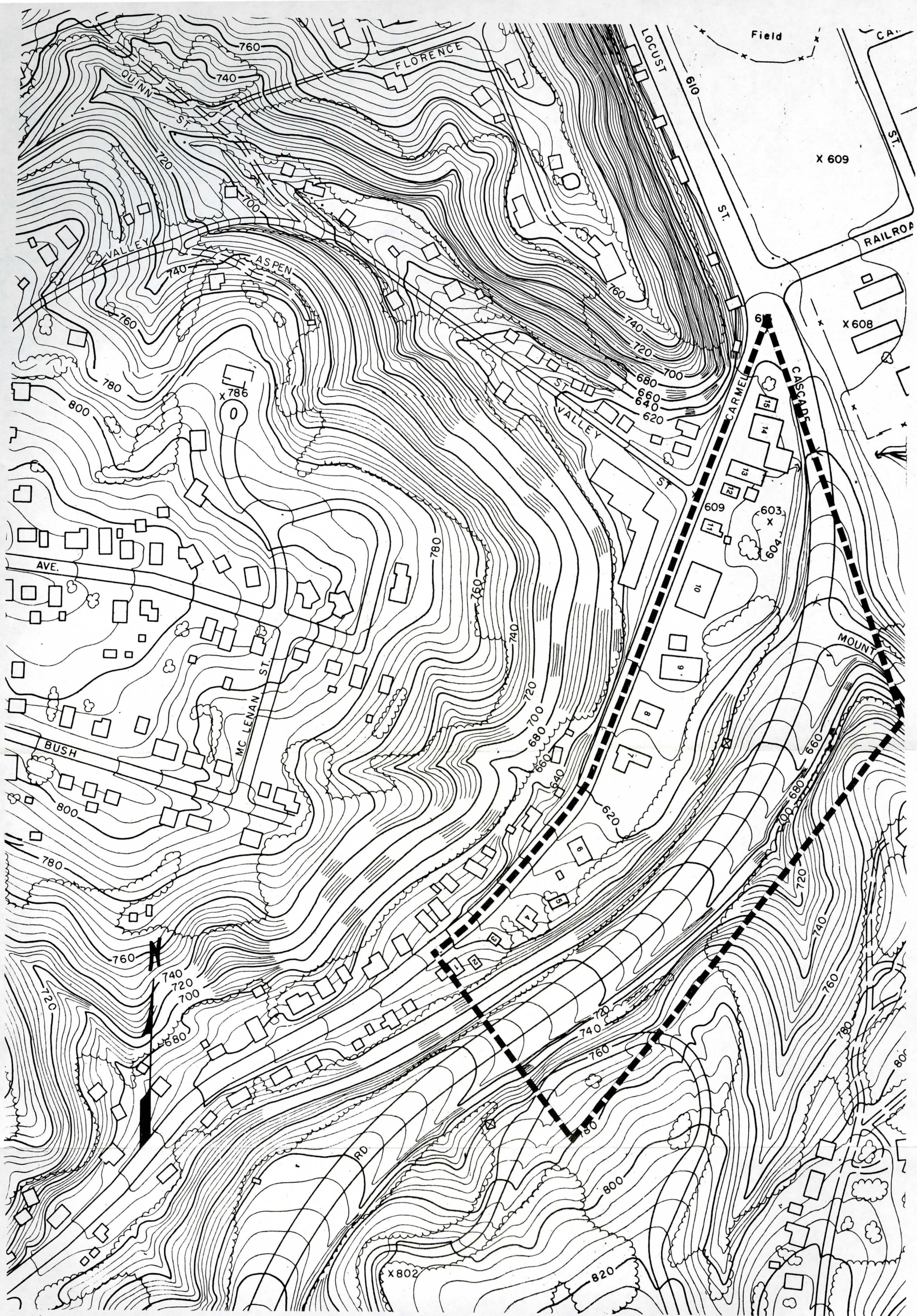


HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 1

FIGURE 1.1





HISTORICAL/ARCHITECTURAL SURVEY  
SITE LOCATION IN TRACT NO. 1



## **1.2 RESOURCE SITES INVENTORY**

### **SUMMARY OF FINDINGS**

Fifteen individual resource sites are located in Survey Tract No. 1. Six of these buildings are single-family residences, while the remainder house commercial and light industrial businesses. Only one of these resource sites merits any special consideration. This particular property is the Kelly-Muillo House (RESOURCE SITE NO. 1.5), which has recently been added to the *National Register of Historic Places*. The address of this house is 274 Southern Avenue. The present owner of this property has recently begun to repair and renovate the house. However, because of the transitional character of the neighborhood continued preservation of the house on its present site would appear dubious.

### RESOURCE SITE NO. 1.1

Kenneth A. Peer House (358 Southern Avenue)

Sub'n 1-5 O'Connors Sub'n, E. 35' Lot 1



### HISTORY

This house is located on Mineral Lot 37 which was subdivided for residential lots by M. O'Connor in 1868. The estimated date of construction for this house is 1870. At that time the property's owner was Ann Morris. In 1879 the property was sold to Thomas Murray, a laborer. Charles P. Dillon was the resident of the house in 1890, 1900 and 1921 according to city directories. None of the owners and occupants of this house are of any local historical significance.

### ARCHITECTURE

The dimensions of this two-story frame dwelling are 16 feet wide by 54 feet deep. The foundation of the house is stone. Three turned columns support the front porch canopy. Wide frame architraves with hood moldings surround all windows and doors. This house is of similar scale and fabric as other residential buildings in the area, but individually it is undistinguished.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=1) + (A2=2) + (A3=3) = 6$

Combined Rating - 11 (Group 4)

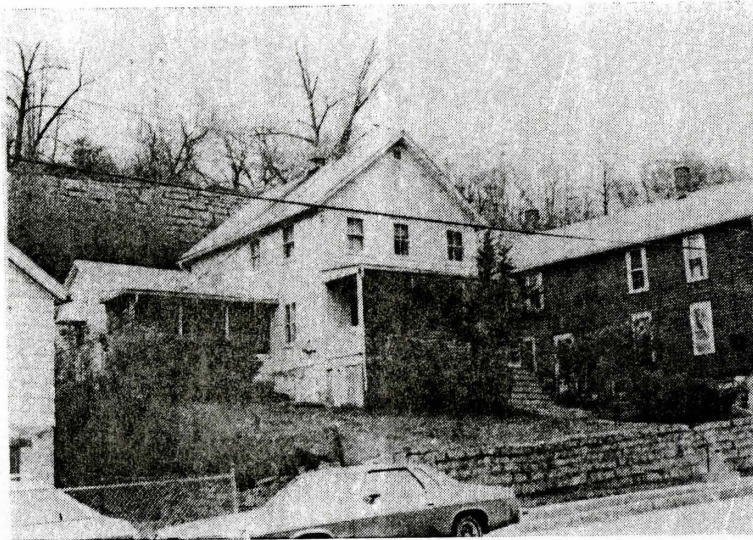
Sources: City Assessment Record, 3-32-3-18  
Land Title Abstract (Abeln Abstract Company)  
City Directories (1881, 1889-1890, 1921-1922)



## RESOURCE SITE NO. 1.2

Charles P. Chapman House (354 Southern Avenue)

Sub'n 1-1-4 O'Connors Sub'n 1 and Sub'n 2-4 O'Connors Sub'n 1



## HISTORY

M. O'Connor subdivided Mineral Lot 37 in 1868 and sold Lots 3 and 4 to William Rooney that year. The house at 354 Southern Avenue was built by James Rooney for 1000 dollars in 1876. James Rooney continued to own this house until 1892 when he sold the property to Morris Scolland. In 1921 George Bardon, who worked for Carr, Ryder and Adams, lived at this address. None of the known occupants of this house are of any historical significance.

## ARCHITECTURE

This dwelling consists of a two-story, 20-foot wide by 26-foot deep main wing with a one-story, 16-foot wide by 12-foot deep 'L' attached to the south side. The house is frame with stone foundation. The windows of the two-story portion of this house are unusually small. This house is of similar scale and fabric as other houses in the vicinity, but it is individually undistinguished.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=1) + (A2=2) + (A3=3) = 6$

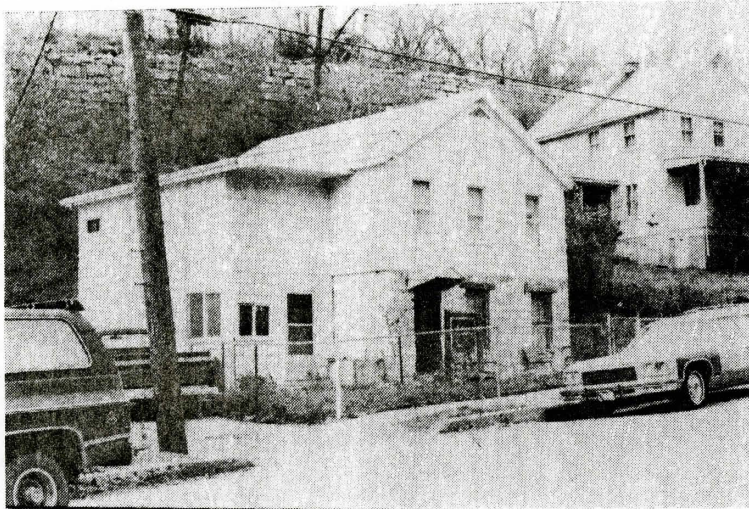
Combined Rating = 11 (Group 4)

Sources: City Assessment Record, 3-32-3-17;  
Land Title Abstract (Abeln Abstract Company)  
*Dubuque Daily Times* (December 2, 1876)  
City Directories (1881, 1921-1922)



### RESOURCE SITE NO. 1.3

David L. Lyons House (314 Southern Avenue)  
Sub'n 1-1-3 O'Connors Sub'n, Lot 1



### HISTORY

William Rooney purchased Lots 3 and 4 of O'Connors Subdivision of Mineral Lot 37 in 1868 and built the main part of this house on Lot 3 in 1870. Wm. Rooney was a watchman for the Illinois Central Railroad. Another Illinois Central employee was listed as the occupant of the house in 1921. None of the known occupants of this house are of any historical importance.

### ARCHITECTURE

This two-story, three bay stone and frame dwelling has been extensively altered. The stone first level, though, is of some architectural interest. This house marks the east boundary of the residential portion of Southern Avenue.

### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=2) = 4

Architectural: (A1=0) + (A2=1) + (A3=2) = 3

Combined Rating = 7 (Group 4)

Sources: City Assessment Record, 3-32-3-16  
Land Title Abstract (Abeln Abstract Company)  
*Dubuque Daily Times* (December 20, 1871)  
City Directories (1881, 1921-1922)

#### RESOURCE SITE NO. 1.4

Lloyd Lubbers and Son Auto Service (290 Southern Avenue)  
Sub'n 1-1 and Sub'n 1-2 of O'Connors Sub'n 1



#### HISTORY

This building was constructed in 1948 and is of no historical importance. Previously, the area was first platted as mineral lots and later developed residentially.

#### ARCHITECTURE

This building is of concrete block construction and is out of character with the residential buildings to the west, north and immediate east.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

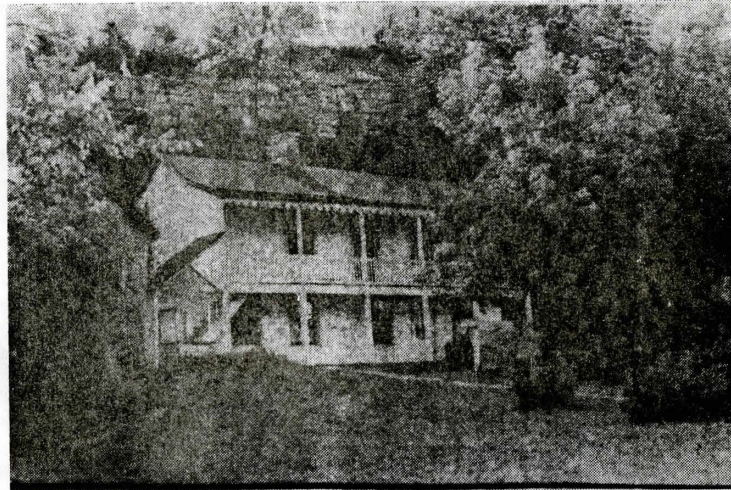
Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-32-3-15



### RESOURCE SITE NO. 1.5

Kelly - Murillo House (274 Southern Avenue)  
Sub'n 1-2-4 of Mineral Lot 37, Lot 1



### HISTORY

This National Register property was built about 1855 by Henry Kelly. In 1880, John H. Kelly, a laborer, was listed as the occupant of this dwelling, and in 1921, Michael Kelly resided at 274 Southern Avenue. None of these occupants of the house are of any historical importance.

### ARCHITECTURE

The house is a good example of Steamboat Gothic architecture. This style is characterized by the two-story open gallery across the front of the house and the vertical board and batten siding on the second story. The first level is stone. Several similar houses of lesser quality are located further west on Southern Avenue as well as on West Third and Kirkwood Streets. The area immediately surrounding this house is rapidly being converted to commercial and light industrial uses.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=4) + (H3=4) = 8$   
Architectural:  $(A1=5) + (A2=5) + (A3=4) = 14$   
Combined Rating = 22 (Group 2)

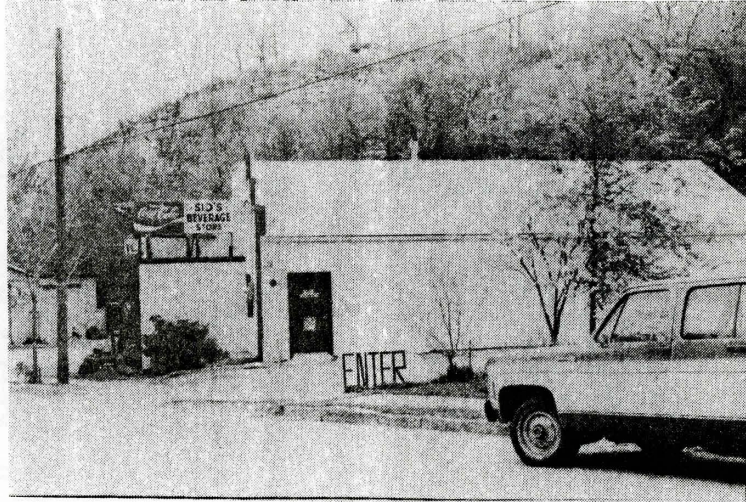
Sources: City Assessment Record, 3-32-3-14

Lawrence J. Sommer, *The Heritage of Dubuque: An Architectural View* (East Dubuque: Tel Graphics, 1975)

## RESOURCE SITE NO. 1.6

Sid's Beverage Store (260 Southern Avenue)

Sub'n 4 of Mineral Lot 37, Lot 1 and Sub'n 1-1-2-3 of Mineral Lot 37, Lot 1



## HISTORY

This building was constructed in 1953 and is of no historical importance.

## ARCHITECTURE

This building is of metal construction.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

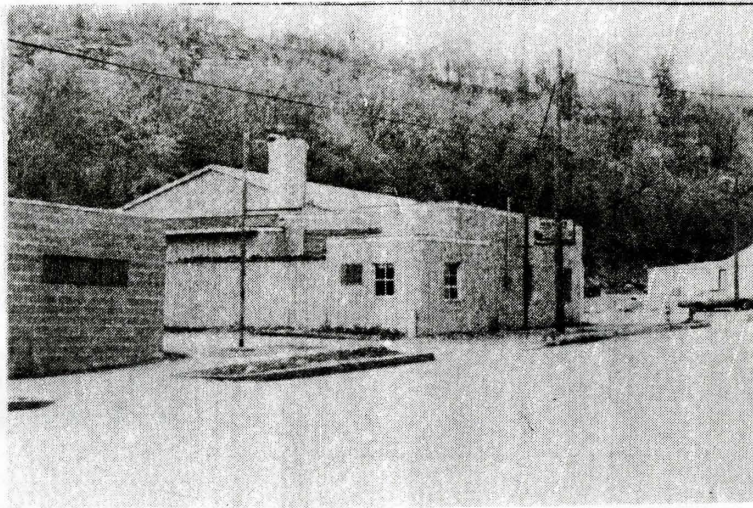
Sources: City Assessment Record, 3-32-3-13



#### RESOURCE SITE NO. 1.7

Miller's Trucking and Rental (200 Southern Avenue)

Sub'n 2-1-41 of Mineral Lot 39, Lot 1; Macinery Place, Lot 1; Sub'n 2 of Mineral Lot 37, Lot 2 and Sub'n 2-1 of Mineral Lot 37, Lot 2



#### HISTORY

This Building was constructed in 1959 and is of no historical significance.

#### ARCHITECTURE

This building is of metal construction.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

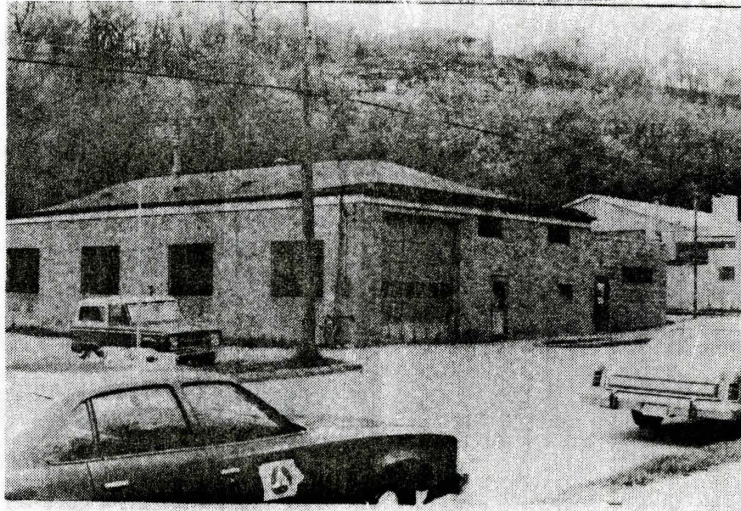
Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-32-3-11

#### RESOURCE SITE NO. 1.8

Wonder Bread Thrift Store (190 Southern Avenue)

Sub'n 1-41 of Mineral Lot 39, Lot 1 and Machinery Place, Lot 2



#### HISTORY

This building was constructed in 1955 and is of no historical importance.

#### ARCHITECTURE

This building is constructed of concrete block.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-32-3-10



## RESOURCE SITE NO. 1.9

Jerry's Body Shop (150 Southern Avenue)

no legal description



## HISTORY

It is not known exactly when this building was constructed but it probably dates from the 1950's. This building is of no historical importance.

## ARCHITECTURE

This building appears to be constructed of stone, which may be a veneer over concrete block.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

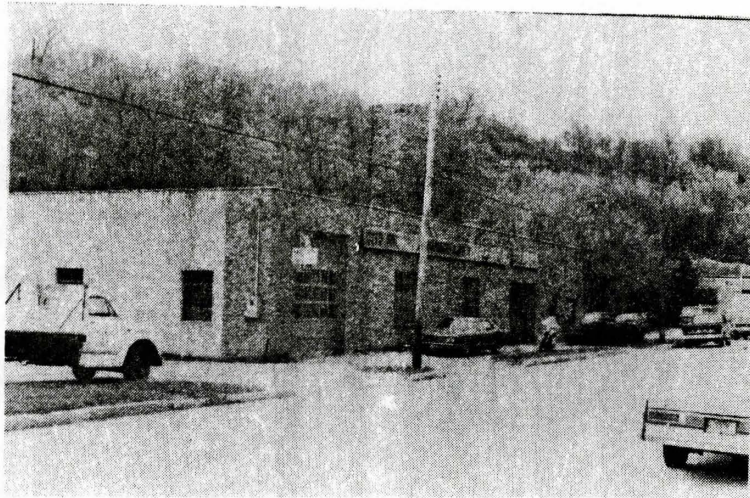
Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

## RESOURCE SITE NO. 1.10

Otto Krueger's Body Shop (112 Southern Avenue)

Randall's Sub'n 2, S. 48' of Lot 9 and Lot 10



## HISTORY

This building was constructed in 1959 and is of no historical importance.

## ARCHITECTURE

This building is constructed of concrete block with a brick veneer across the front.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

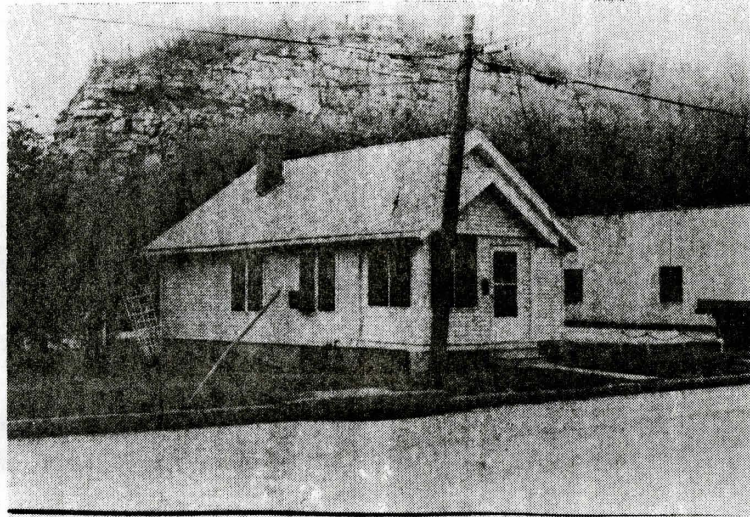
Sources: City Assessment Record, 3-32-3-6



## RESOURCE SITE NO. 1.11

M. E. Donahue House (106 Southern Avenue)

Randall's Sub'n 2, S. 25' Lot 6 and 7



## HISTORY

This house was built in 1936. In that year the property was sold by Ora Hardy to John M. Thompson. In 1944 the house was purchased by Catherine Donahue and it has remained in the Donahue family to the present time. Before the platting of Randall's subdivision for residential purposes the J. S. Randall sawmill had been located on this land.

## ARCHITECTURE

This house is a one-story frame bungalow. The dimensions of the house are 22 feet wide by 28 feet deep. This house is of standard design except for the stone foundation.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A3=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-32-3-4

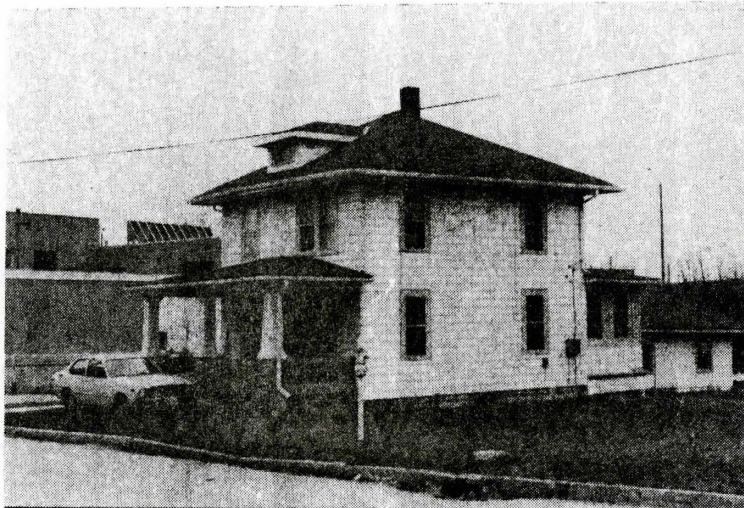
Land Title Abstract (Abeln Abstract Company) *Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 1.12

House (98 Southern Avenue)

Randall's Sub'n 2, S. 40' Lot 4, Lot 5 and N. 25' Lot 6



## HISTORY

This house was built about 1920 on land owned by John Donahue. Previously this site was occupied by the J. S. Randall sawmill. The existing house is of no historical significance.

## ARCHITECTURE

This two-story frame dwelling is of a style commonly built during the first three decades of the twentieth century. Architectural plan books of the period contain several illustrations of similar house designs and many examples of this type dwelling were built throughout Iowa and other midwestern states.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=2) + (A2=0) + (A3=0) = 2$

Combined Rating = 2 (Group 4)

Sources: City Assessment Record, 3-32-3-3

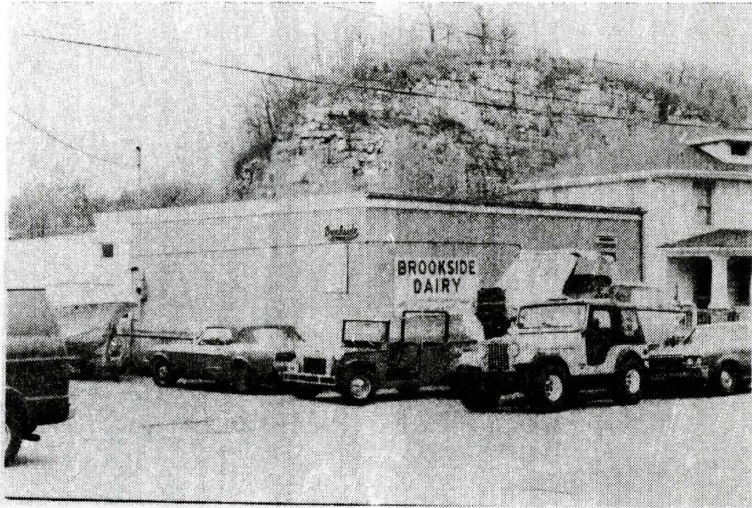
City Directory (1921-1922)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



### RESOURCE SITE NO. 1.13

Brookside Dairy (bet. 98 and 80 Southern Avenue)  
Randall's Sub'n 2, Lot 3



### HISTORY

This building was constructed in 1967 and is of no historical significance. Previously this site had been occupied by the J. S. Randall sawmill.

### ARCHITECTURE

This one-story building is constructed of metal and concrete block. It is typical of other new industrial buildings in the area, which is currently being transformed from a residential to a commercial and light industrial area.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-32-3-2-272

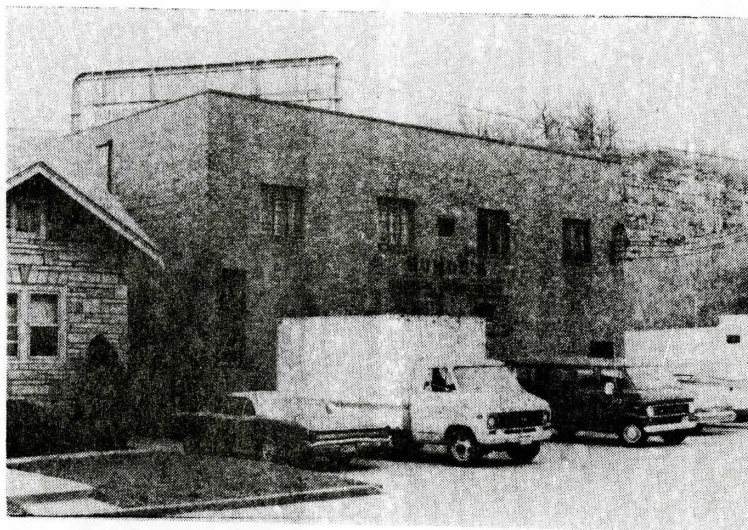
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 1.14

Runde's Custom Upholstery (80 South Avenue)

Randall's Sub'n 2, Lot 2 and Sub'n of Randall's Sub'n 2, pt. Lot 1



## HISTORY

This building was constructed in 1949. Previously, the site had been occupied by J. S. Randall's sawmill. The existing building is of no historical importance.

## ARCHITECTURE

This two-story building is constructed of concrete block with a common brick front.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-32-3-2

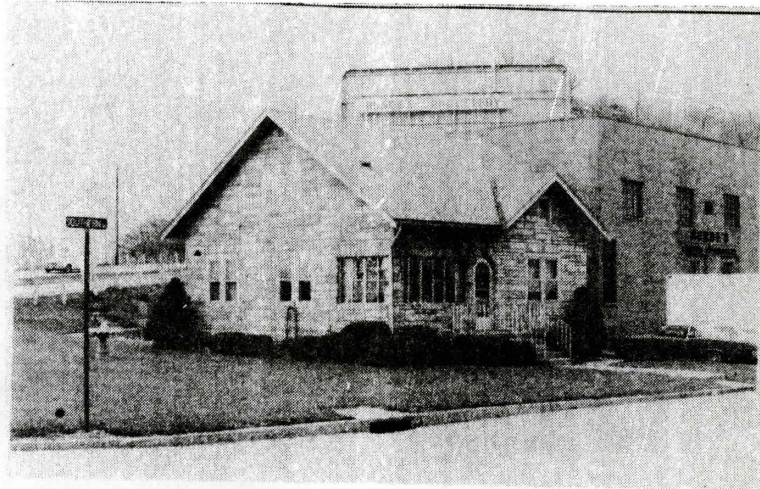
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 1.15

House (70 Southern Avenue)

Sub'n 1 of Randall's Sub'n 2, Lot 1 and Sub'n 2-1 of Randall's Sub'n 2, Lot A



## HISTORY

This house was built in 1933 on land previously occupied by the J. S. Randall sawmill.

## ARCHITECTURE

This one-and-one-half story bungalow has a concrete block foundation and perma-stone wall covering.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-32-3-1

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## **1.3 DISTRICT EVALUATION**

### **HISTORY**

The early settlers in Dubuque knew Southern Avenue as Dirty Hollow. The old military road from Dubuque to Iowa City followed this hollow and it remained the route of the southern highway out of Dubuque until completion of Kerrigan Road in the mid-1950's.

The first individuals to settle in the hollow were lead miners, and a lead smelter was erected at the north end of the hollow. About 1850 lead mining ceased in the area and a sawmill was erected on the site of the lead smelter. Beginning in 1870 the mineral lots into which the hollow was initially divided were redivided into residential lots. With few exceptions most of the houses which are located along Southern Avenue presently were built after 1870.

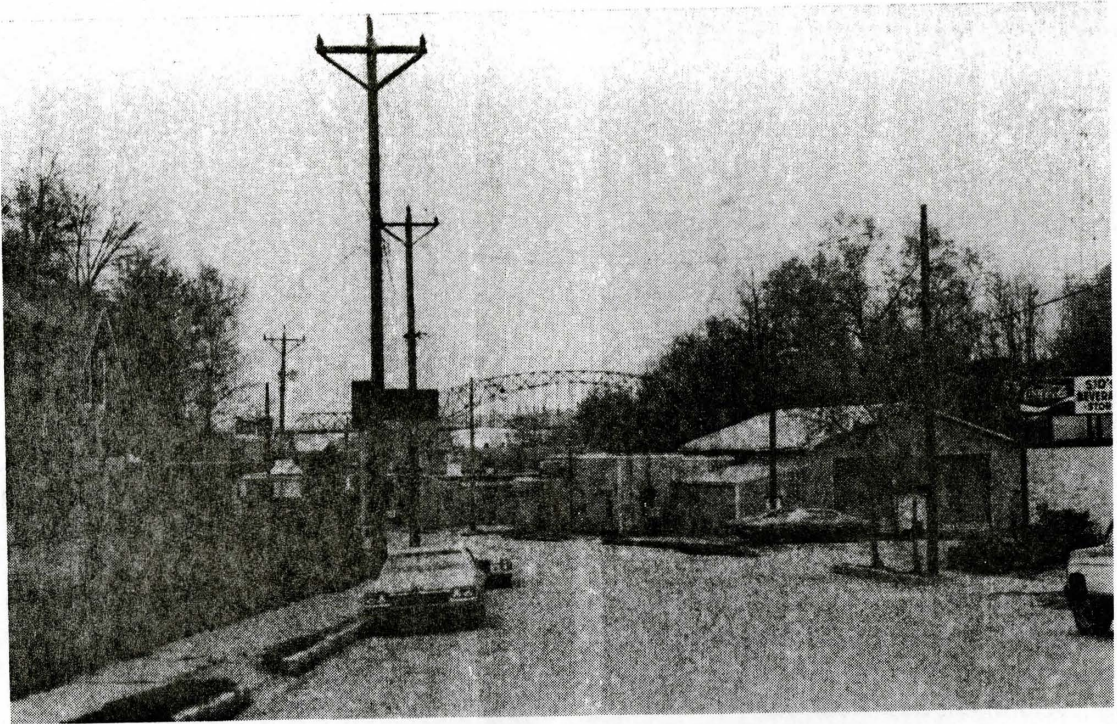
Within the limits of the survey tract, an extensive amount of redevelopment has occurred. Especially in the northeastern portion of the hollow, nineteenth century dwellings have been replaced by concrete block and metal commercial and industrial buildings. Most of this redevelopment has occurred since 1950.

Consequently, very little of the historic fabric of the survey tract remains intact. Even the integrity of the topography has been compromised due to the construction of Kerrigan Road and new residential development northwest of Southern Avenue, which has required the cutting and filling of large areas of the bluffs.

### **ARCHITECTURE**

The extensive redevelopment which has occurred within Survey Tract No. 1 during the past thirty years precludes any consideration of this tract as an architectural district.





**SOUTHERN AVENUE LOOKING EAST TOWARD LOCUST**



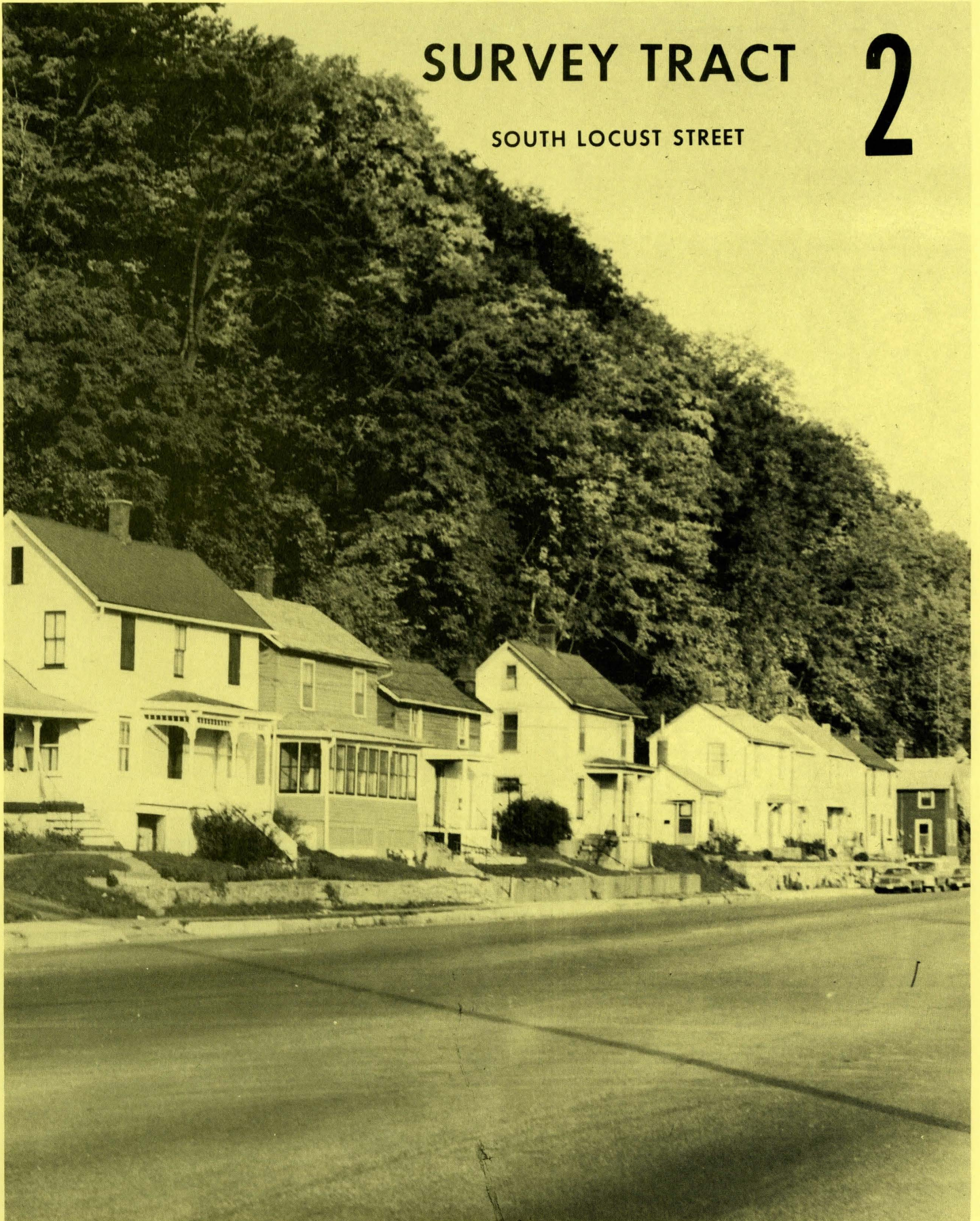
**SOUTHERN AVENUE LOOKING WEST**



# SURVEY TRACT

SOUTH LOCUST STREET

# 2





## **2.1 GENERAL INFORMATION**

### **TRACT DESCRIPTION**

Survey Tract No. 2 encompasses the area generally bounded by Southern Avenue on the south, South Locust Street on the east, Dodge Street on the north and the Mississippi River bluffs on the west. These boundaries are shown in Figure 2.1, and have been selected because they comprised the natural limits of this portion of the city up to the turn-of-the-century. The development east of South Locust Street has not been included in the survey tract because those buildings are of recent construction and have been built on man-made land. Before filling occurred early in the 20th-century the west shore of the Mississippi River backwaters came up to the east edge of South Locust Street.

Approximately the southern three-quarters of the survey tract is occupied by single-family dwellings which range in age from 50 to over 100 years. Most of these houses were built during the 1870's and 1880's. Six commercial and industrial buildings occupy the northern quarter of the survey tract. These buildings date primarily from 1930 and later. The rear portion of the building at 75 South Locust (RESOURCE SITE NO. 2.19), though, is over one hundred years of age, having been built in 1876 as part of the J. B. Ricketts and Company malting house.

All of the houses in the tract are of frame construction, and all except one are two-stories in height. Most of the houses are sided with clapboard although a few have asphalt shingle siding. The commercial and industrial buildings are built mostly of brick and concrete block. The tallest of these buildings is the four-story A. Y. McDonald warehouse (RESOURCE SITE NO. 2.21).

The dominant feature of the tract is the bluff which rises abruptly 200 feet from street level, dwarfing all the buildings located at its base. The locations of the twenty-one buildings are shown in Figure 2.2. The historical and architectural significance of each of these buildings has been evaluated both individually and in a district context.

### **TRACT HISTORY**

This survey tract includes eight lots from the original town plat of Dubuque filed in 1838 and thirty-one additional lots included in five additions to the city. These additions were the Subdivision of Mineral Lot 55 and City Lot 696A filed by Richard Bonson on July 18, 1866; Stout's Dubuque filed by Henry L. Stout on November 17, 1857; an Addition to Stout's Dubuque filed by William Coates, president of the Dubuque Harbor Company, on October 11, 1873; the Subdivision of Lot No. 229 in Union Addition filed July, 1870; and Levi's Addition filed by Alexander Levi on April 7, 1885. All of these additions and subdivisions were quite small and very few of the present land titles for property located in the tract specify boundaries which conform to the original platted lot lines.



As stated previously most of the dwellings located in the tract were built during the 1870s and 1880s. Those individuals who have historically resided in these dwellings were generally employed in one of several businesses located in the immediate vicinity.

Only four businesses were actually located in the survey until after 1900. These businesses were all situated at the north end of the tract. They were the Key City Brewery, founded in 1852 by Ignatz Seeger; the J. B. Ricketts Malting House, built in 1876; James Beach and Sons Soap Factory, established in October, 1855; and the C. W. Robison/Peter J. Seippel lumber yard, founded about 1860. Of these businesses, portions of the J. B. Ricketts Malting House (RESOURCE SITE NO. 2.19) and James Beach and Sons company complex (RESOURCE SITE NOS. 2.20 and 2.21) still remain. Other businesses located in the vicinity of Survey Tract 2, which provided employment for its inhabitants, were the J. S. Randall and Dubuque Lumber Company sawmills and lumber yards, the Illinois Central repair shops and the Wm. Ryan pork packing plant.

Until 1920 most of what is now called South Locust Street was considered part of Southern Avenue. Since almost the beginning of the history of Dubuque this road has served as the only highway leading out of the city to the south. When first laid out as part of the military road to Iowa City, South Locust Street followed a very narrow strip of land bounded on the west by sheer 200-foot high bluffs and the backwaters of the Mississippi River on the east. This relationship between the road and the landscape has since been obscured by the filling of the Mississippi backwaters and the construction of factories and commercial buildings on the man-made land. Figure 2.3 shows how the survey tract looked in 1891 before the filling of the backwaters.

Sources: C. C. Childs, *The History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)  
City Directories (1857, 1880, 1921-22)



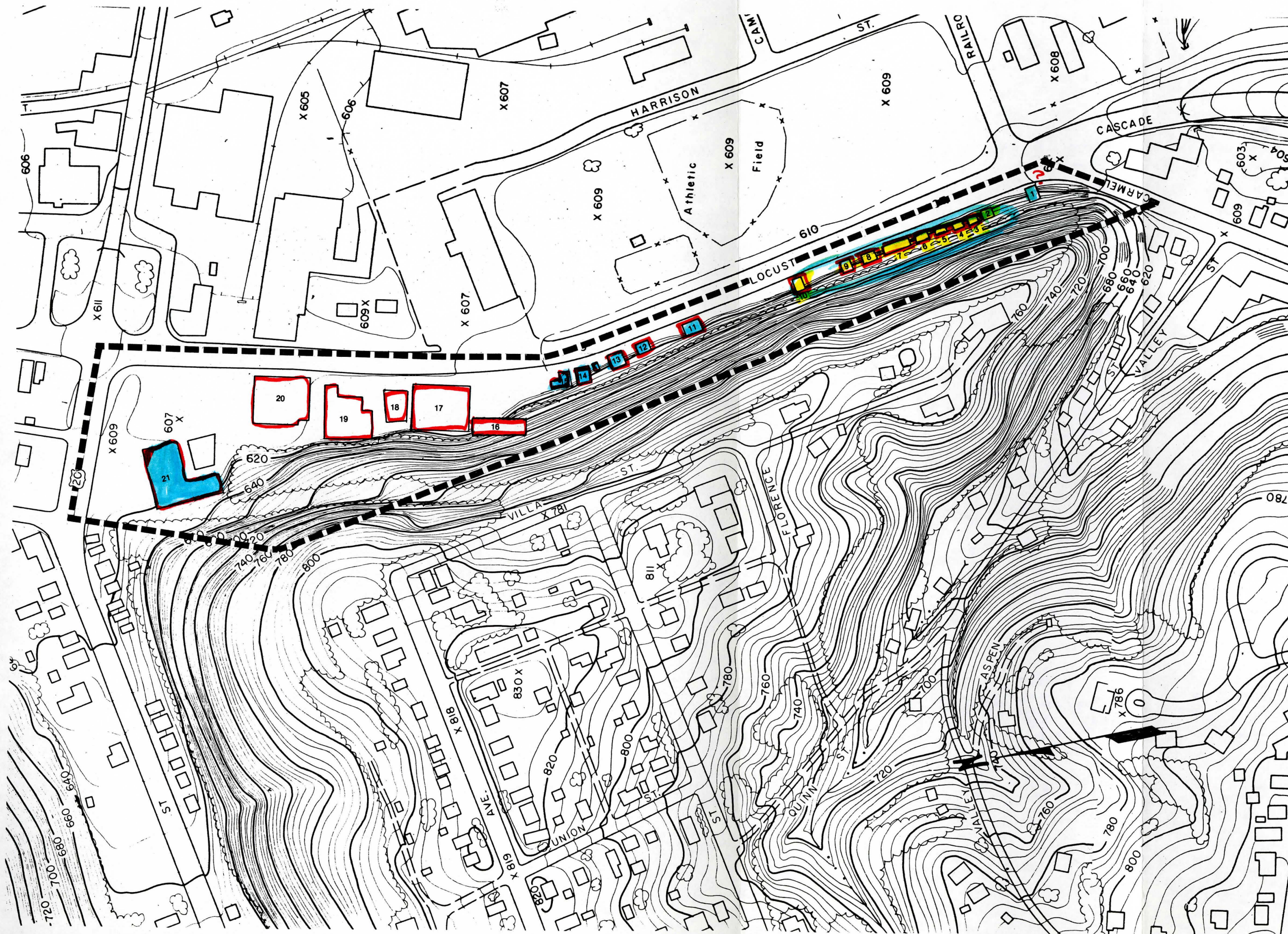


HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 2

FIGURE 2.1  
2-3





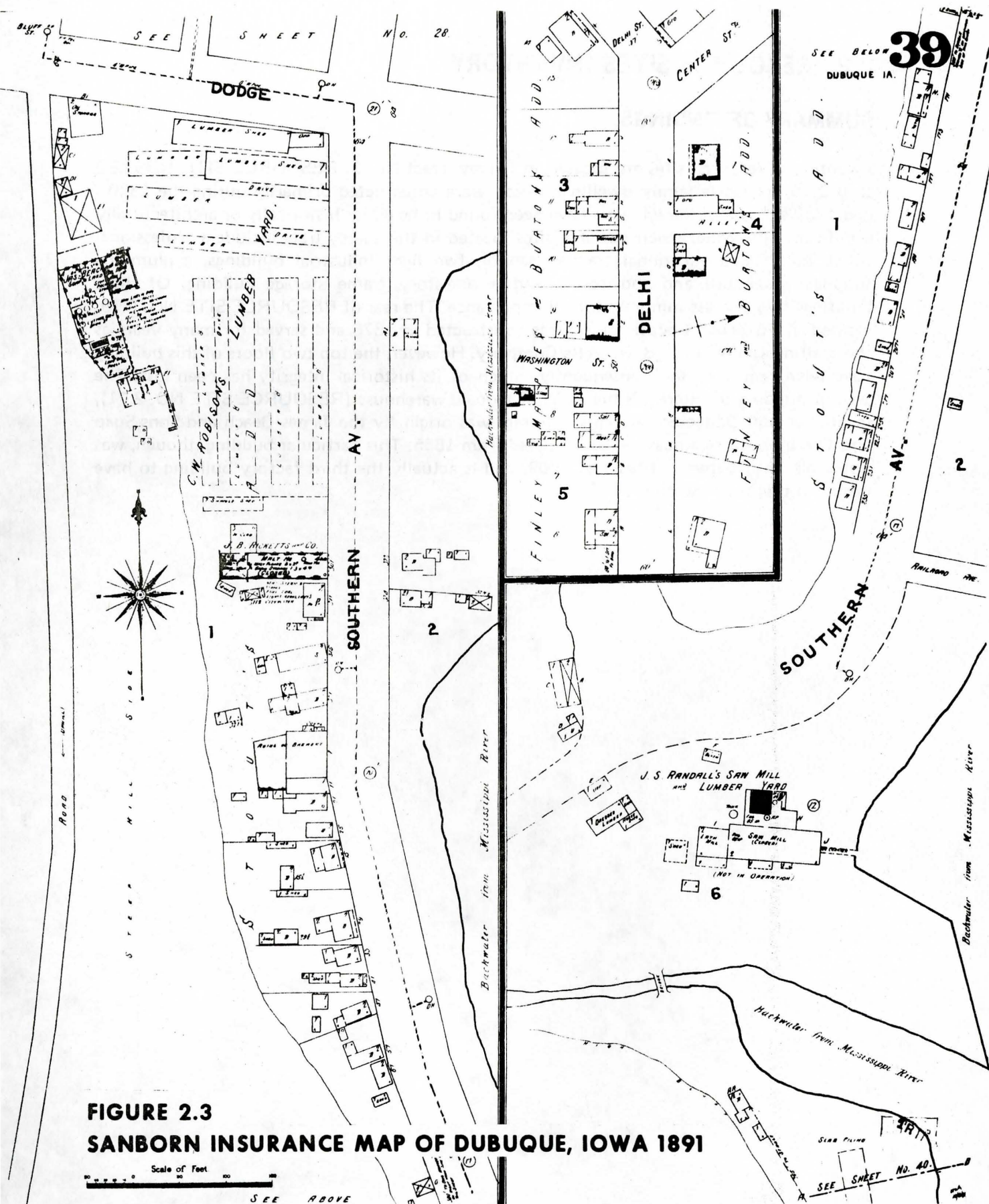
- ☒ Declared eligible
- ☐ OMRA Document never declared eligible
- ☐ To be taken

# HISTORICAL/ARCHITECTURAL SURVEY

## SITE LOCATION IN TRACT NO. 2

**FIGURE 2.2**  
2-4





**FIGURE 2.3**  
**SANBORN INSURANCE MAP OF DUBUQUE, IOWA 1891**



## **2.2 RESOURCE SITES INVENTORY**

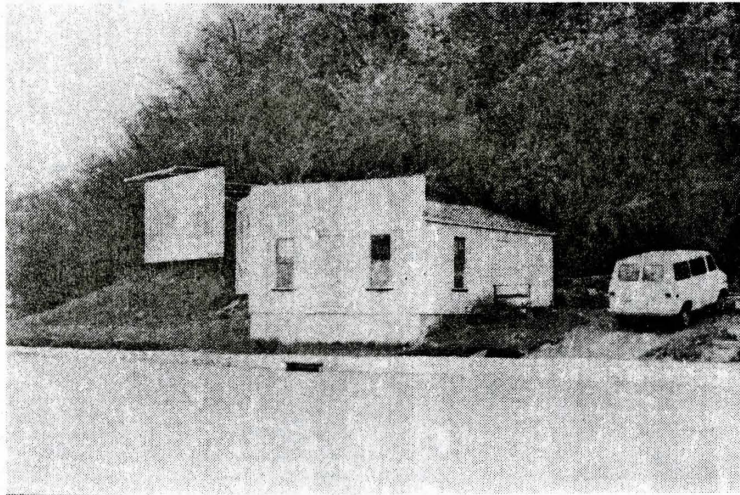
### **SUMMARY OF FINDINGS**

Twenty-one resource sites are located in Survey Tract No. 2. RESOURCE SITE NOS. 2.2 thru 2.15 are single-family dwellings which were constructed primarily during the 1870's and 1880's. None of these houses have been found to be either historically or architecturally significant. The other seven resource sites located in this survey tract include a professional office building, a vocational training school, two light industrial buildings, a plumbing supplies warehouse and showroom, and a one-story frame storage building. Of these buildings two possess minor historical importance. The rear of RESOURCE SITE NO. 2.19, located at 75 South Locust Street, was constructed in 1876 and served for many years as the malting kiln of the J. B. Ricketts Company. However, the top two floors of this building have been removed, and consequently, much of its historical integrity has been lost. The second building of interest is the A. Y. McDonald warehouse (RESOURCE SITE NO. 2.21), located at 350 Dodge Street. This buildings was originally the James Beach and Sons Soap and Candle Factory a business which dated from 1855. This particular building, though, was not built until between 1891 and 1909, and is actually the third factory building to have occupied this same location.



## RESOURCE SITE NO. 2.1

Storage Building (nw cor. Southern Avenue and S. Locust Street)  
Levi's Add'n, Lot 12



## HISTORY

This building was erected about 1915. For many years it was owned by Wm. J. Holmberg, who manufactured horseradish on the premises. Holmberg lived in the house just to the north of this building (RESOURCE SITE NO. 2.2).

## ARCHITECTURE

The building is a simple rectangular frame structure with no distinctive features.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

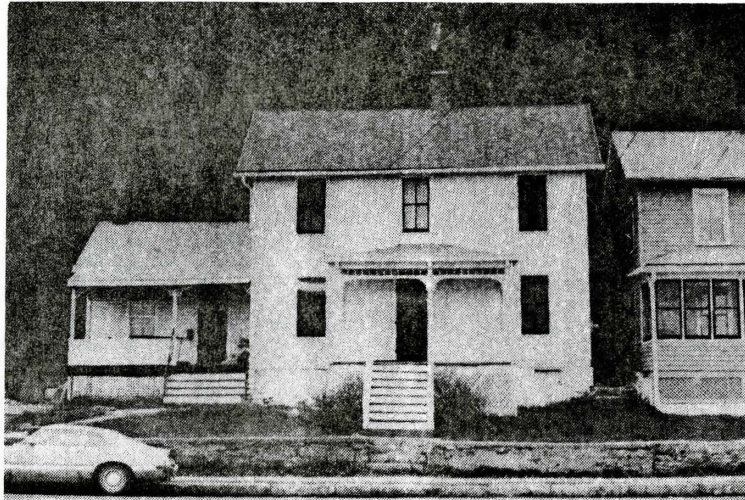
Sources: City Assessment Record, 3-24-2-17A  
City Directory (1921-1922)



## RESOURCE SITE NO. 2.2

John M. Burns House (383 S. Locust Street)

Levi's Add'n, Lot 11 and S. 18' Lot 10



## HISTORY

The property on which this house is located was sold by Alexander Levi to Michael Sullivan in 1881. Sullivan owned the property until 1914 when he sold it to Wm. J. Holmberg. The house was built in 1886. Neither Sullivan nor Holmberg are of any historical significance. The house, however, is of interest as an element of a house group which dates from the 1870's and 1880's (see RESOURCE SITE NOS. 2.3 thru 2.9).

## ARCHITECTURE

The house consists of a two-story main section, which measures 28'-6" wide by 16 feet deep, and a one-story, 16-foot by 14-foot wing attached to the south. This attachment most likely houses the dwelling's kitchen and was added sometime around the turn-of-the-century. The foundation of the house is stone. Architecturally, the house is well proportioned and balanced. The touch of ornamental detail on the two porches is an attractive compliment to the otherwise austere facade.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=4) = 6$

Architectural:  $(A1=3) + (A2=2) + (A3=4) = 9$

Combined Rating = 15 (Group 3)

Sources: City Assessment Record, 3-24-2-18

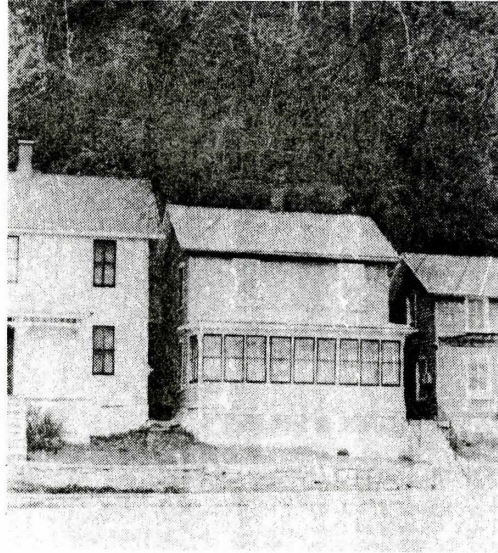
Land Title Abstract (Abeln Abstract Company)



### RESOURCE SITE NO. 2.3

Marcella E. Corbett House (375 S. Locust Street)

Sub'n N. 15' of Lot 10 Levi's Add'n, Lot 1; Sub'n Lot 9 Levi's Add'n, Lot 2



### HISTORY

According to city assessment records this house was constructed in 1881. At that time the owner of the property was Michael Fenton who had purchased the lot from Alexander Levi in 1876. However, another source, the annual building summary for 1872, suggests that the house was constructed in that year. Fenton, who was a laborer, held the property until 1904. Although the house is not individually important, it is an element of one of the older house groupings in the city.

### ARCHITECTURE

The house is a simple two-story rectangular box. The dimensions of the house are 22 feet wide by 16 feet deep. The small amount of fenestration is indicative of houses of the 1870's and early 1880's. It is also interesting to note that most of the houses along South Locust Street are oriented with their ridge lines parallel to the road, whereas most of the 19th-century dwellings in Dubuque are gable fronted. This phenomenon is most likely due to the shallow depth of the lots on South Locust.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=3) + (H3=3) = 6$   
Architectural:  $(A1=2) + (A2=2) + (A3=3) = 7$   
Combined Rating = 13 (Group 3)



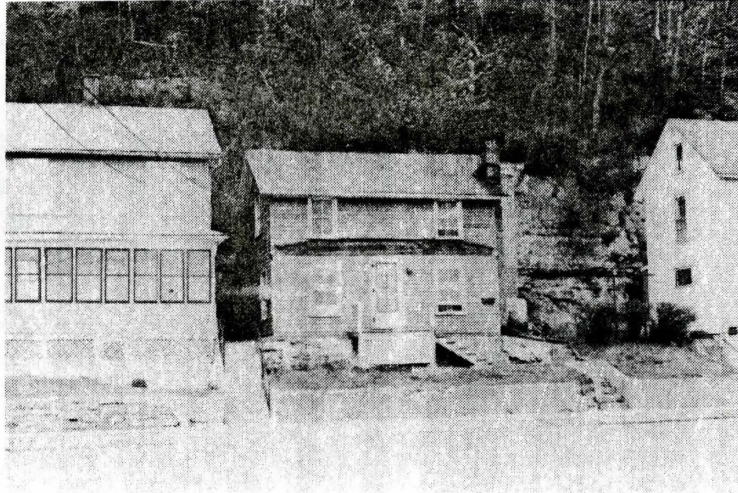
Sources: City Assessment Record, 3-24-2-19  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1880)  
*Dubuque Daily Times* (November 23, 1872)



## RESOURCE SITE NO. 2.4

House (367 S. Locust Street)

Levi's Add'n S. 10' of Lot 7, Lot 8, and Sub'n of Lot 9, Lot 1



## HISTORY

This house was built sometime during the latter half of the 1870's. At that time the owner of the property was Mary Brennan. This house has been sold several times for back taxes. This house is of no individual historical importance. It is, though, one of a contiguous group of dwellings which all date from the 1870's and 1880's.

## ARCHITECTURE

The main element of this house consists of a 1 3/4-story rectangular volume which measures 22'-6" wide by 14'-6" deep in plan. Frame additions are attached to the rear and north sides. The foundation of the house is stone. The overall simplicity of the dwelling and small amount of fenestration suggests an early date of construction.

## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=3) + (H3=3) = 6

Architectural: (A1=0) + (A2=2) + (A3=2) = 4

Combined Rating = 10 (Group 4)

Sources: City Assessment Record, 3-24-2-20

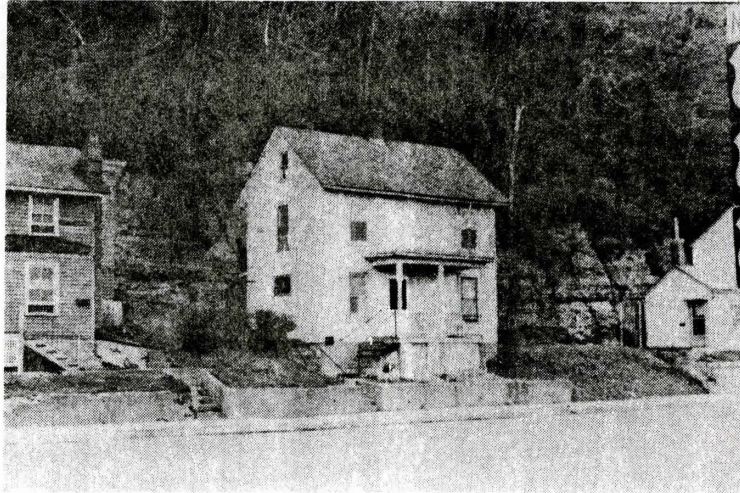
Land Title Abstract (Abeln Abstract Company)



## RESOURCE SITE NO. 2.5

House (359 S. Locust Street)

Levi's Add'n S. 17' Lot 5, Lot 6 and N. 17' Lot 7



## HISTORY

This house was most likely constructed during the 1880's. Bridget Mehan purchased the lot from Alexander Levi in 1880 and resold it to Michael Sullivan in 1888. Sullivan then owned the property until 1922 when he sold it to Albert Shiers, a clerk for the Standard Oil Company. This house is not individually important, but it is of minor significance as part of one of the older working class house groups in Dubuque.

## ARCHITECTURE

The house is a simple two-story frame dwelling, which is rectangular in plan and measures 24 feet wide by 16 feet deep. A one-story enclosed frame porch is attached to the rear of the house. The scale and form of the house is similar to surrounding dwellings. The foundation of the house is stone.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=3) + (H3=3) = 6$

Architectural:  $(A1=0) + (A2=2) + (A3=3) = 5$

Combined Rating = 11 (Group 4)

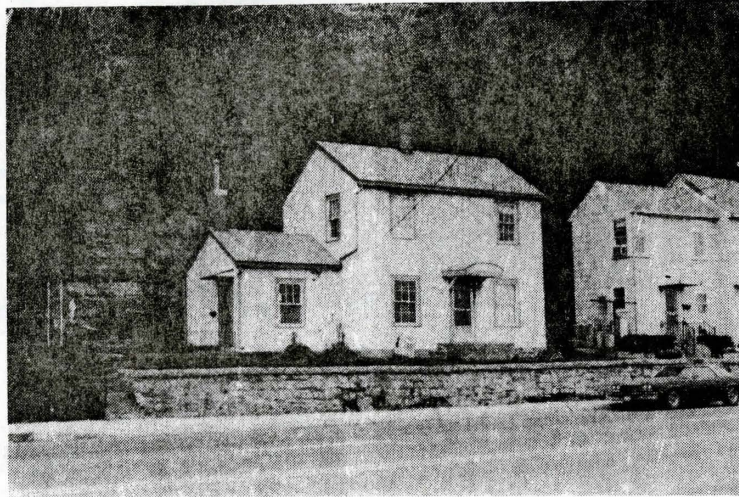
Sources: City Assessment Record, 3-24-2-21  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1921-1922)



## RESOURCE SITE NO. 2.6

William F. Wittstock House (345 S. Locust Street)

Sub'n of Lot 3, Levi's Add'n, Lot 2; Levi's Add'n, Lot 4;  
and Levi's Add'n, N. 10' of Lot 5



## HISTORY

This house was built about 1875 shortly after Dennis Powers purchased the land from Alexander Levi. Dennis Powers was a laborer. In 1908 Michael Powers sold the house to Josephine Althaus. This house possesses no individual importance, but it does possess some minor significance as one of a group of similar working class dwellings, which are among the oldest remaining in the city.

## ARCHITECTURE

This house is very similar in size, scale and composition to other surrounding dwellings. The house consists of a two-story rectangular main section, which measures 24 feet wide by 16 feet deep, and a one-story, 12-foot by 12-foot attachment on the south end, which most likely serves as a kitchen. The only distinctive feature of this house is its six-over-six windows.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=1) + (A2=2) + (A3=2) = 5$

Combined Rating = 10 (Group 4)

Sources: City Assessment Record, 3-24-2-22  
Land Title Abstract (Abeln Abstract Company)



## RESOURCE SITE NO. 2.7

Thomas W. Hynes House (337 S. Locust Street)

Levi's Add'n S. 25' Lot 1, Lot 2 and Sub'n of Lot 3, Lot 1



## HISTORY

According to city assessment records this house was built about 1875. At that time the property was still in the ownership of Alexander Levi. It is doubtful, though, that he ever lived in this house. In 1886 Levi sold the property to Michael Powers, who was then a printer with the *Dubuque Daily Times*. Powers held the property until 1908 when he sold it to Josephine Althaus. This house is of no individual importance. It is, though, contemporary with the surrounding houses and in a group context does possess some minor historical importance.

## ARCHITECTURE

The main two-story, 24'-6" by 16-foot portion of the house is similar to surrounding dwellings in size and scale. The three windows on the second story, though, contrast with the fenestration pattern of the other houses in the area. The picture window on the main section and corner windows on the second story of the south wing compromise the integrity of this dwelling.

## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=1) = 2

Architectural: (A1=0) + (A2=1) + (A3=1) = 2

Combined Rating = 4 (Group 4)

Sources: City Assessment Record, 3-24-2-23

Land Title Abstract (Abeln Abstract Company)



## RESOURCE SITE NO. 2.8

House (329 S. Locust Street)

Sub'n of Lot 229 Union Add'n, Lot 1; Sub'n 5 of Lot 229 Union Add'n,  
Lot 2; and Levi's Add'n, N. 2' of Lot 1



## HISTORY

According to city assessment records this house was constructed about 1870. It is not known who owned the property at that time. All that is known about this house is that in 1921 it was occupied by John H. Thorpe, a brakeman for the Illinois Central Railroad.

## ARCHITECTURE

This house is very similar to the other houses in the immediate vicinity. It is two-story and of frame construction with a stone foundation. In plan it is a simple rectangle with no additions. Its dimensions are 28 feet wide by 16'-6" deep. The windows on the first story have been altered and compromise the architectural integrity of the house.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=1) + (H3=2) = 3$   
Architectural:  $(A1=0) + (A2=2) + (A3=2) = 4$   
Combined Rating = 7 (Group 4)

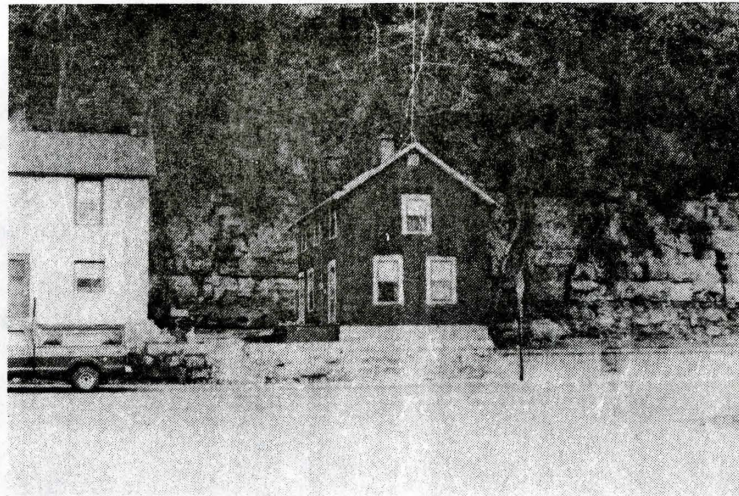
Sources: City Assessment Record, 3-24-2-24  
City Directory (1921-1922)



## RESOURCE NO. 2.9

Raymond F. Rowell House (321 S. Locust Street)

Sub'n 5 of Lot 229 Union Add'n, Lot 1 and Sub'n 6 of Lot 229 Union Add'n, Lot 2



## HISTORY

Richard Bonson sold this property to Michael Flynn in September, 1874, and the house was probably built shortly thereafter. Flynn, who was a laborer with the Dubuque Water Company, died about 1908, and then the property was sold to David Wall. Wall sold the property to Alfred Horsefall in 1921. Horsefall was also an unskilled laborer by occupation. This house possesses no individual historical importance.

## ARCHITECTURE

In both size and scale this house is similar to surrounding dwellings. It is 1 3/4-story in height and measures 16'-6" by 24'-6" in plan. The composition of its elevations and its gable fronted orientation, though, are a significant departure from the pattern followed by other houses in the area. Otherwise this house evidences no distinctive characteristics.

## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=3) = 5

Architectural: (A1=0) + (A2=2) + (A3=2) = 4

Combined Rating = 9 (Group 4)

Sources: City Assessment Record, 3-24-2-25  
Land Title Abstract (Abeln Abstract Company)



#### RESOURCE SITE NO. 2.10

House (289 S. Locust Street)

Stout's Dubuque Add'n of Min. Lot 54, Lot 5; Sub'n of Lot 229 Union Add'n, Lot 1



#### HISTORY

This house was built in 1872 by Patrick Kennedy, who was a laborer with the Illinois Central Railroad. In 1902 Ann Kennedy sold the house to Mrs. Maggie Cullen, who in turn resold it the same year to M. J. Connolly. In 1921 the house was occupied by John J. McGrath, a laborer for the Martin-Strelau coal company. None of the individuals known to be associated with this house are of any historical importance.

#### ARCHITECTURE

This 1 3/4-story frame house is generally rectangular in plan with a leanto addition attached to the south side. The overall appearance of the house is quite spartan. In scale, use of materials and composition this house is typical of the type of late 19th-century working class dwelling found in the southern part of Dubuque.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=2) = 3

Architectural: (A1=0) + (A2=1) + (A3=2) = 3

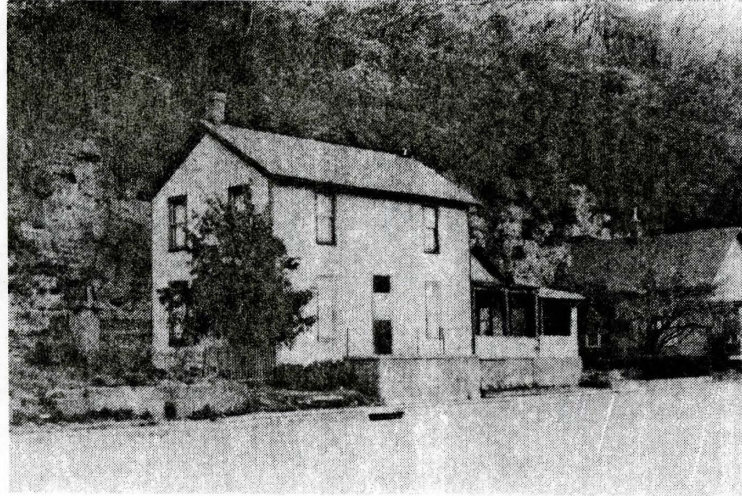
Combined Rating = 6 (Group 4)

Sources: City Assessment Record  
*Dubuque Daily Times* (November 23, 1872)  
City Directories (1880, 1921-1922)



## RESOURCE SITE NO. 2.11

Geraldine E. Miller House (235 S. Locust Street)  
Stout's Dubuque Add'n, Lot 1 and N. 10' Lot 2



## HISTORY

In 1880 Michael Mahony bought this property from Richard Bonson, one of Dubuque's early land speculators. The house was most likely built sometime shortly thereafter. This house and property remained in the Mahony family until 1935 when John J. Mahony sold it to the Home Owners Loan Corporation. John Mahony was a watchman for the Dubuque Boat and Boiler Works.

## ARCHITECTURE

The original portion of the house is of two-story frame construction measuring 32 feet wide by 20 feet deep. A one-story frame addition is attached to the north side of the main house. An open veranda extends around the addition on the east and north sides. This house is somewhat larger than the other houses in the area, but like the other houses it is spartan in appearance, completely lacking in ornament.

## SIGNIFICANCE RATING

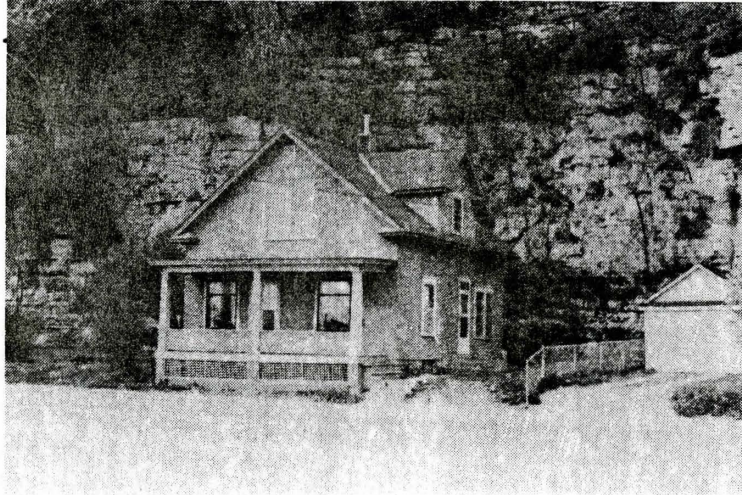
Historical: (H1=0) + (H2=1) + (H3=2) = 3  
Architectural: (A1=0) + (A2=1) + (A3=2) = 3  
Combined Rating = 6 (Group 4)

Sources: City Assessment Record, 3-24-2-33  
Land Title Abstract (Abeln Abstract Company)  
City Directories (1921-1922)



## RESOURCE SITE NO. 2.12

William J. Hoffman House (229 S. Locust Street)  
Stout's Dubuque Add'n, S. 41'-8" of Lot 4



## HISTORY

According to city assessment records this house was built about 1870. This date, however, is much too early. It is more likely that the house was constructed after 1921 as no house at this address was listed in the 1921 city directory. This house appears to be of no historical importance.

## ARCHITECTURE

This house is typical of dwellings built during the first few decades of the 20th-century. The cornice returns, large front windows and tapered columns on the front porch are features typical of dwellings of that period. Although undistinguished the house is well designed and the overall appearance is pleasing.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$   
Architectural:  $(A1=3) + (A2=1) + (A3=1) = 5$   
Combined Rating = 5 (Group 4)

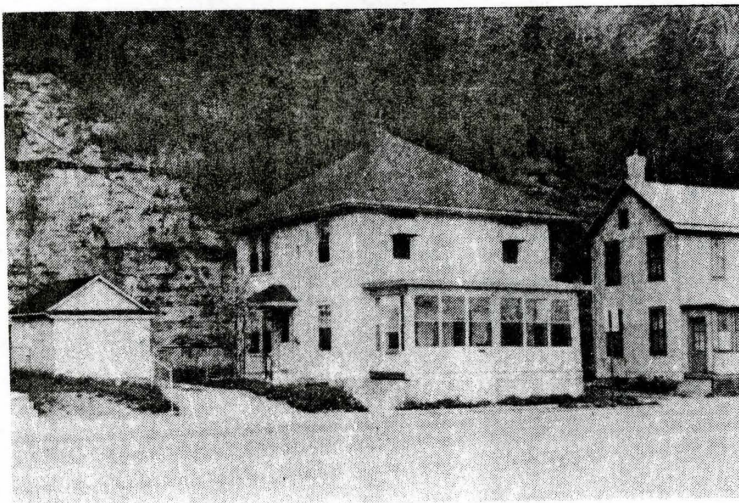
Sources: City Assessment Record, 3-24-2-35  
City Directory (1921-1922)



### RESOURCE SITE NO. 2.13

House (225 S. Locust Street)

Stout's Dubuque of Min. Lot 53, Lot 3 and N. 6' of Lot 4



### HISTORY

According to city assessment records this house was constructed in 1920.

### ARCHITECTURE

This house is of standard design and is of no architectural significance.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

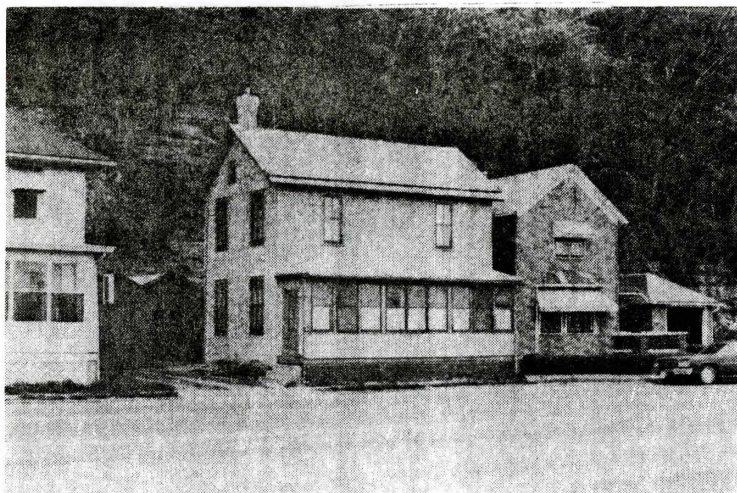
Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-24-2-36  
City Directory (1921-1922)



## RESOURCE SITE NO. 2.14

Tuu Hoa Hoang House (215 S. Locust Street)  
Stout's Dubuque, Sub'n of Min. Lot 53, Lot 2



## HISTORY

According to city assessment records this house was built in 1886. At that time the owner of the property was Johanna Scollard. In 1921 the occupant of the house was Thomas J. Scollard, who worked as a clerk for the Illinois Central Railroad. This house does not appear to be of any individual historical importance.

## ARCHITECTURE

The house is of two-story frame construction with a stone foundation. The plan of the house is rectangular, measuring 28 feet wide by 16'-6" deep. An enclosed one-story porch has been added to the front of the house and a one-story, 9-foot by 16-foot 'L' has been attached to the rear. In scale, use of materials and form this house is similar to adjacent dwellings. Individually, it is undistinguished.

## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=2) = 3  
Architectural: (A1=0) + (A2=1) + (A3=2) = 3  
Combined Rating = 6 (Group 4)

Sources: City Assessment Record, 3-24-2-37  
City Directory (1921-1922)  
Land Title Abstract (Abeln Abstract Company)



#### RESOURCE SITE NO. 2.15

Susan Schenk House (205 S. Locust Street)  
Stouts Dubuque, Sub'n of Min. Lot 53, Lot 1



#### HISTORY

According to city assessment records the house was constructed in 1886. At that time the property was owned by Catherine Hafey, who was still the owner of the house in 1921. This house does not appear to be of any historical importance.

#### ARCHITECTURE

The house is of 1 3/4-story frame construction with stone foundation. In plan the house was originally rectangular, measuring 16 feet wide by 26 feet deep. A 12-foot by 21-foot one-story frame addition has been attached to the northwest corner of the original dwelling. This house is vernacular in style and possesses no individual architectural significance.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=2) = 3

Architectural: (A1=0) + (A2=1) + (A3=2) = 3

Combined Rating = 6 (Group 4)

Sources: City Assessment Record, 3-24-2-38  
City Directory (1921-1922)  
Land Title Abstract (Abeln Abstract Company)



## RESOURCE SITE NO. 2.16

Fahey & Toohey, CPAs and Transport Sales Company (155 S. Locust Street)  
City Lot 578 and prt. of Union Add'n, Lot 34



## HISTORY

This building was built in 1960 and is of no historical significance. Previously, the Key City Brewery occupied this site. Ignatz Seeger founded the brewery about 1852 and ran the company independently until 1868 when he formed a partnership with Frank Brady, A. Gleed and A. Reichman. This partnership operated under the name Dubuque Joint Stock Beer Brewing Company. This company ran the brewery until 1873 when Ambrose Gleed leased the operation from his former partners. Gleed went out of business in 1876, and in January, 1878, the premises was sold under a decree of foreclosure to John Pier for \$7000. In 1880 Pier employed six men and was producing about ten barrels per day. By 1891 this brewery was no longer in operation. Evidence indicates that the building had been destroyed by fire.

## ARCHITECTURE

This building is a simple rectangular one-story structure dating from 1960. The exterior sheathing of the building is wood panelling, which possibly covers concrete block walls. This building is of no architectural importance.

## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=0) + (H3=0) = 1$   
Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$   
Combined Rating = 1 (Group 4)



Sources: Land Title Abstract (Abeln Abstract Company)

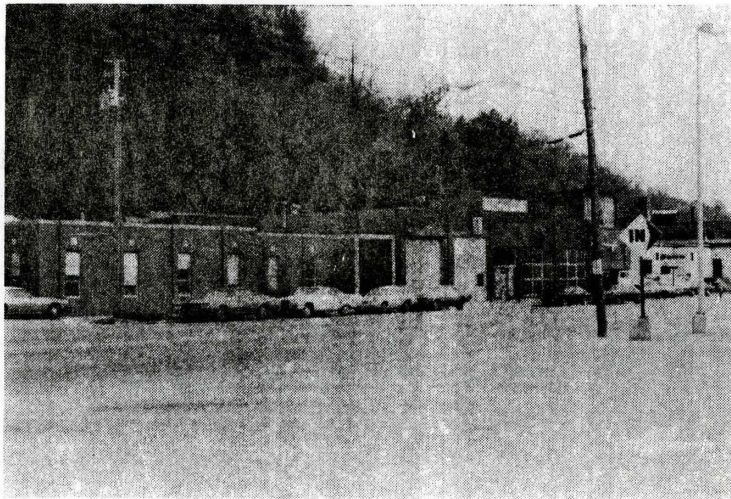
C. C. Childs, *History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 2.17

A. R. C. Vocational Training Center (129 S. Locust Street)  
no legal description



## HISTORY

This building was built in 1958 and is of no historical significance. Previously, the Key City Brewery occupied this site. (See RESOURCE SITE NO. 2.16 for history of the Key City Brewery.)

## ARCHITECTURE

This building is a one-story brick structure and possesses no architectural significance.

## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=0) + (H3=0) = 1$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 1 (Group 4)

Sources: Land Title Abstract (Abeln Abstract Company)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891).



## RESOURCE SITE NO. 2.18

David Solomon Company Building No. 1 (75 S. Locust Street)  
Part of City Lot 579



## HISTORY

This building appears to have been built within the past ten years. Previously this site was occupied by a two-story frame commercial building.

## ARCHITECTURE

The building is a one-story concrete block structure with brick facade. This building is of no architectural significance.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combine Rating = 0 (Group 4)

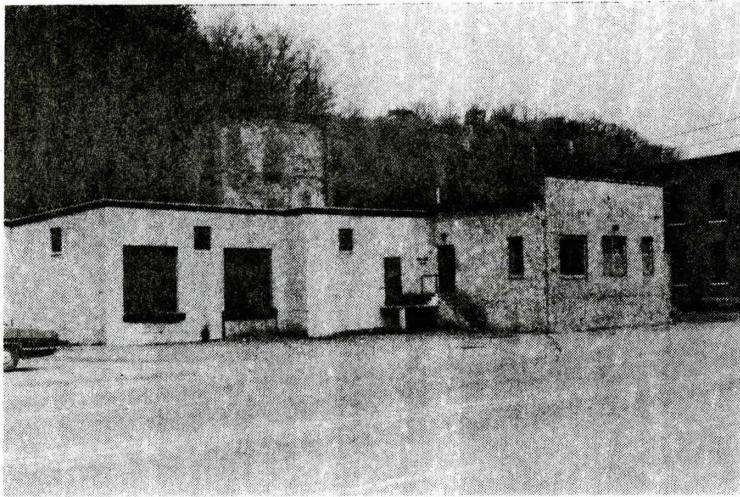
Sources: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 2.19

David Solomon Company Building No. 2

Sub'n of City Lots 578A and 579, Lot 5



## HISTORY

The rear two-story portion of this building was built about 1876 as the malt kiln portion of the J. B. Ricketts Company. Originally, the kiln was four stories in height. The Rickett's Company closed about 1890. The one-story loading dock portion of the building was built in 1956.

## ARCHITECTURE

The 1876 portion of the building may be of some interest from an architectural technologies point-of-view. Modification to the structure, though, has compromised its integrity. The structural condition of this portion of the building is also quite poor. The remainder of the building is of no architectural importance.

## SIGNIFICANCE RATING

Historical:  $(H1=4) + (H2=4) + (H3=2) = 10$

Architectural:  $(A1=0) + (A2=3) + (A3=1) = 4$

Combined Rating = 14 (Group 3)

Sources: City Assessment Record, 3-24-2-49

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

City Directories (1874-75, 1884-85, 1890-91, 1892-93)



#### RESOURCE SITE NO. 2.20

A. Y. McDonald Mfg. Co. Showroom (57 S. Locust Street)  
Prt. City Lots 580 & 581



#### HISTORY

The A. Y. McDonald Company acquired this building in 1937. The previous owner was the firm of James Beach and Sons, which had gone into receivership during the previous year. No definite date of construction is known for the building but an early lithograph of the James Beach and Sons Company complex would suggest a date after 1910. (For additional history on the firm of James Beach and Sons see RESOURCE SITE NO. 2.21). Before construction of the building the land which it occupies was used for the storage of lumber for the Peter J. Seippel Lumber Company, which in 1897 took over the C. W. Robison Lumber Yard. The C. W. Robison company had occupied the site since about 1860. According to county land records neither of the lumber companies ever owned the land on which their lumber yards were located. Rather the property's owners from 1858 to 1937 were various partners of the James Beach and Sons Company and its predecessor company, Pleins and Beach.

#### ARCHITECTURE

The building is of two-story masonry wall bearing construction. The original fenestration is spanned by segmental rowlock arches. The front of the building has been extensively altered. However, it can be assumed that the building was probably originally similar to the warehouse located to the north (RESOURCE SITE NO. 2.21), being functionally designed and lacking significant ornamental detail.



## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=1) + (H3=1) = 3$

Architectural:  $(A1=0) + (A2=1) + (A3=1) = 2$

Combined Rating = 5 (Group 4)

Sources: Franklin T. Oldt and P. J. Quigley, eds., *History of Dubuque County, Iowa*  
(Chicago: Goodspeed Historical Association, 1911)

*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)

Land Title Abstract (Abeln Abstract Company)



#### RESOURCE SITE NO. 2.21

A. Y. McDonald Mfg. Co. Warehouse (350 Dodge Street)  
City Lots 581, 582 & 583



#### HISTORY

This building is the third to have housed the James Beach and Sons Company, and its predecessor companies, on the same site. The original soap factory was established in October, 1855, and operated under the name F. M. Pleins and Company. At that time the company consisted of three frame buildings and employed three workmen. In 1858 Leurandus Beach acquired a half interest in the firm, which subsequently was renamed Pleins and Beach. By 1863 the original frame buildings had been replaced by a 136-foot by 55-foot, two-story stone factory and a 50-foot by 40-foot warehouse. In 1875 Leurandus Beach sold his interest in the company to his son, James Beach.

By 1880 the name of the firm had changed again. A history of Dubuque County published that year referred to the company as the Dubuque Lard-Oil, Soap and Candle Factory. The firm was then manufacturing soap at the rate of 10,000 boxes annually and employed a work force of ten men. The firm marketed its product under the following brand names: White Castile, Legal Tender, Peerless, Royal, Blue, Key City, Imperial, German and Family. Also, in 1880 James Beach took over sole ownership of the firm.

According to Sanborn Insurance Maps the present building was constructed between 1891 and 1909. Subsequently, two floors of the southern portion of the building have been removed. This alteration probably occurred after the building was acquired by the A. Y. McDonald Mfg. Co. in 1937.

It is interesting to note that when founded this enterprise was located on the outskirts of the city away from other industry in the city. This was probably due to the noxious nature



of the soap making process. This location, though, was most likely also influenced by its proximity to packing houses, which would certainly have been a prime source of raw material for the manufacture of soap.

Also, located on the east end of this property were the lumber yards, warehouses and office of the C. W. Robison Lumber Company, which was taken over by Peter J. Seippel in 1897. Today Seippel Lumber Company is located directly across S. Locust Street from this property.

## ARCHITECTURE

Although the height, scale, use of materials and cornice treatment are consistent throughout the building, the different fenestration patterns of the east and west halves of the north elevation suggest that the building was built in two stages. Construction of both stages, though, probably occurred only a few years apart at the most. The building is masonry wall bearing with stone sills and segmental arched window heads. According to a 1911 lithograph two stories of the south wing of the building have been removed.

## SIGNIFICANCE RATING

Historical:  $(H1=4) + (H2=3) + (H3=3) = 10$

Architectural:  $(A1=1) + (A2=2) + (A3=2) = 5$

Combined Rating = 15 (Group 3)

Sources: C. C. Childs, *History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)

Land Title Abstract (Abeln Abstract Company)



## **2.3 DISTRICT EVALUATION**

### **HISTORY**

Both historically and topographically Survey Tract No. 2 can be considered the northern most portion of a linear district which initially extended from the intersection of South Locust with Dodge Street to the intersection of Southern Avenue with Grandview Avenue. Until 1920 the total stretch of road which defines this district was known as Southern Avenue, and until 1957, when Kerrigan Road was completed, the highway leading out of Dubuque to the south followed this road. The opening of Kerrigan Road and the redevelopment of the northern end of Southern Avenue have destroyed the continuity of the original district.

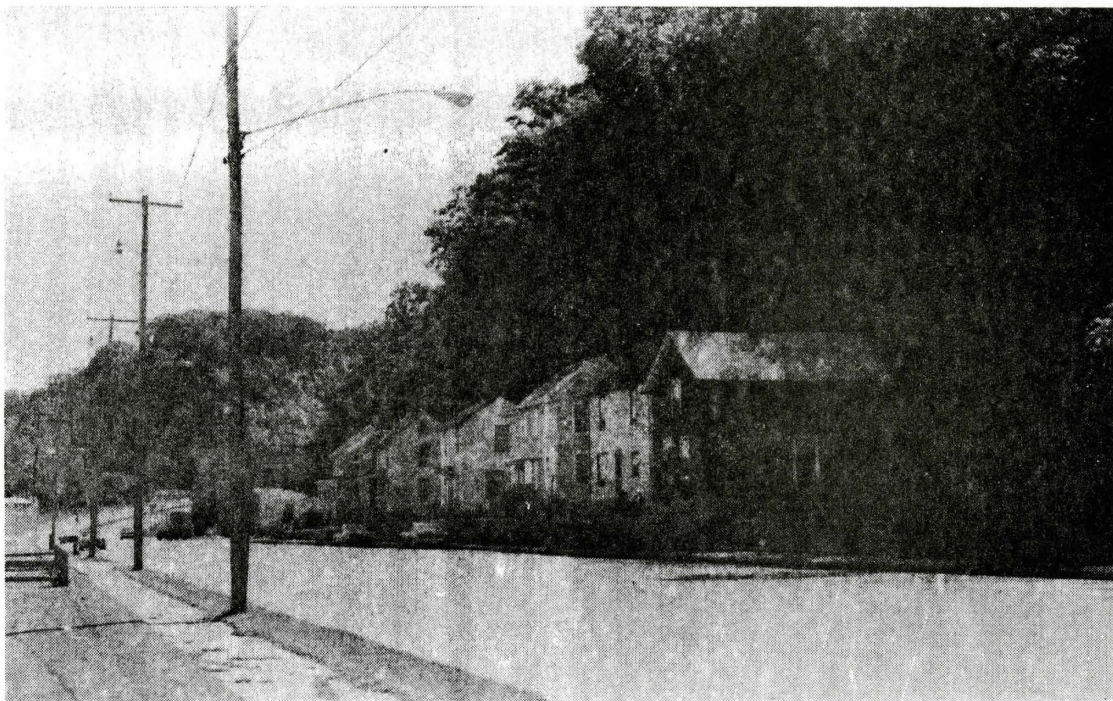
Modifications of the original topographic boundaries of the district have also resulted in the substantial loss of integrity for the area. The filling of the Mississippi backwaters, which originally defined the eastern edge of the district, has obscured the historical relationship of the road to the landscape. Subsequent building on the fill land has obscured this relationship even further.

### **ARCHITECTURE**

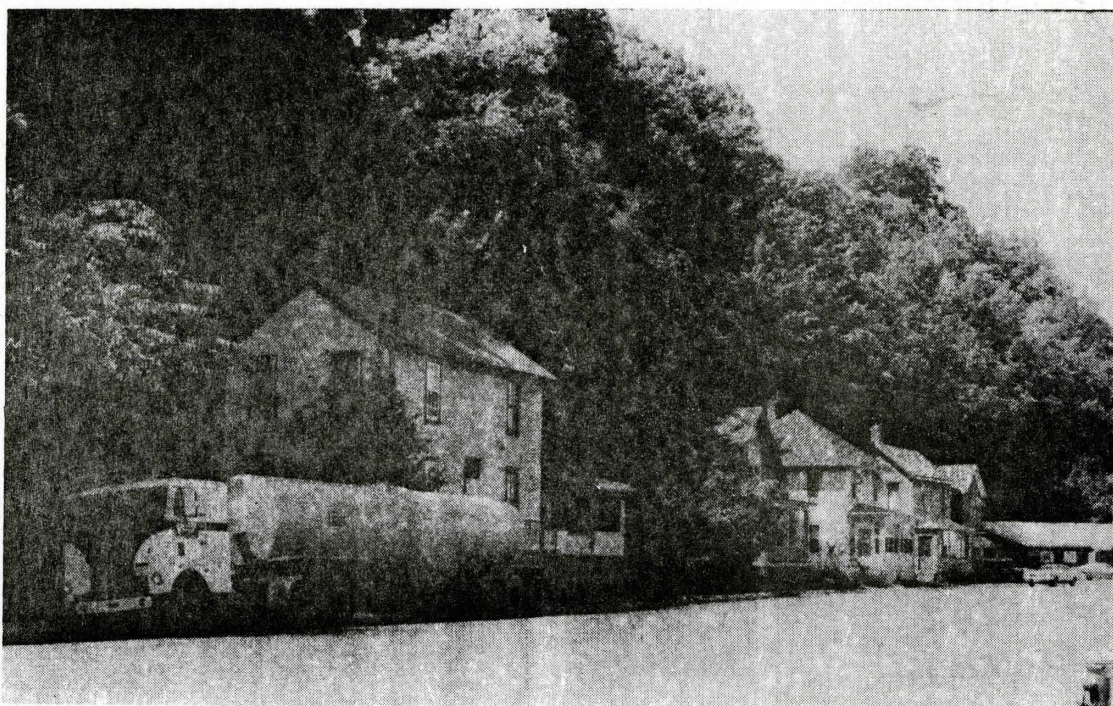
Regarding the buildings located in the survey tract, most are of the same period and style of construction. All of the residential buildings, are of frame construction with either clapboard or asphalt shingle siding. The orientation of these dwellings is in most cases with the roof ridge line parallel to the street. This building orientation is due to the shallowness of the lots. Most other pre-1900 single-family dwellings in the city are gable fronted. The industrial buildings located in Survey Tract No. 2 are of masonry wall bearing construction.

The architectural integrity of the residential buildings is good and they hold together as a group, but the design quality of the individual units is low. The architectural integrity of the industrial and commercial buildings in the tract is low due to extensive modification of the historic buildings and the construction of nonconforming infill structures. The new commercial buildings located on the fill land east of South Locust Street contrast in both scale and form with the historic buildings west of the highway.





**SOUTH LOCUST STREET LOOKING SOUTH**



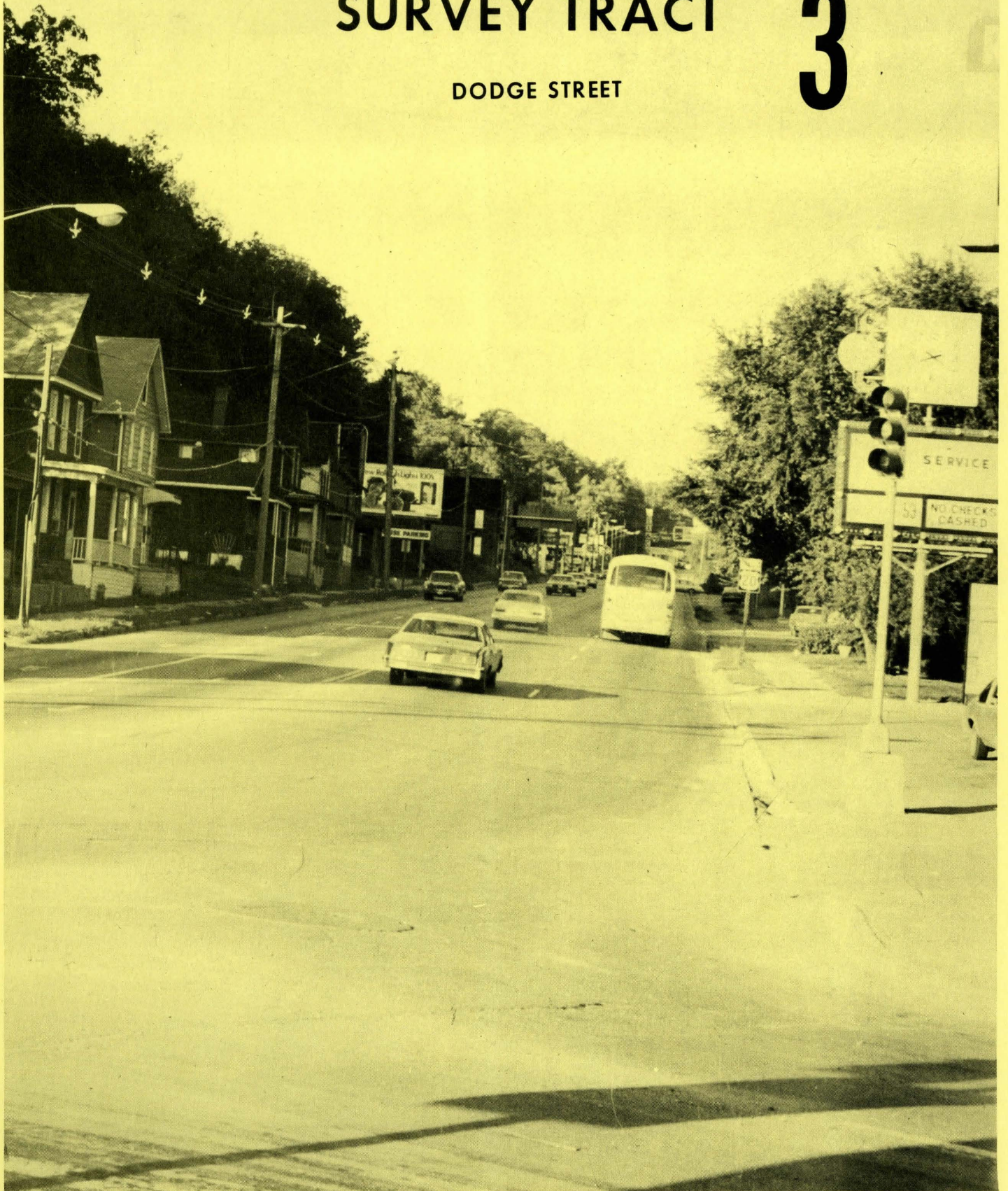
**SOUTH LOCUST STREET LOOKING NORTH**



# SURVEY TRACT

DODGE STREET

# 3





## **3.1 GENERAL INFORMATION**

### **TRACT DESCRIPTION**

Survey Tract No. 3 encompasses the area either side of Dodge Street to the base of the bluffs which border the street, and from Locust Street west approximately 2000 feet. The limits of this tract are shown in Figure 3.1. The north and south boundaries have been dictated by the topography of the area. The western limit of the tract demarcates a clear dividing line between the nineteenth century residences located along the south side of Dodge Street and the recent strip commercial development which predominates to the west. The Julien Dubuque Bridge defines the tract's east end. Within the tract, all of the buildings which occupy the south side of Dodge Street are single family residences dating primarily from the 1870's and 1880's. Along the north side of Dodge Street the type and age of buildings vary from late nineteenth century frame dwellings to a modern brick and concrete block motel. Also located along the north side of Dodge Street are four restaurants, two gas stations and the Dubuque Tourist Information Center. Except for the dwellings, all of the buildings on the north side of Dodge Street have been built since 1950 and most within the past fifteen years.

Architecturally, all of the buildings within the tract can be described as vernacular. Of the dwellings the archetype is two-stories in height and rectangular in plan, measuring from 16 to 18 feet wide by 24 to 30 feet deep with the gable end facing Dodge Street. All except two of the dwellings are of frame construction.

The locations of all buildings located in Survey Tract No. 3 are shown in Figure 3.2. These buildings have been evaluated with respect to both their historical and architectural significance. These evaluations have been made both on the basis of each building's individual importance and the importance of the buildings within a district context.

### **TRACT HISTORY**

Old-time Dubuque residents know Dodge Street as Gas House Hollow. This name came from the gas plant which was built at the foot of the hollow in 1854. At first the gas plant was located at the northwest corner of Dodge and Locust Streets, where the Dubuque Tourist Information Center is now located. In 1868 a new plant was constructed one half block to the west. This was shortly after Julius K. Graves took over as president of the Key City Gas Company. The second gas works remained in operation until 1897 when the company moved again to new facilities, which were this time constructed on Pine Street between Tenth and Eleventh Streets.

The first individuals to settle in the hollow were miners. One of the first and most well known of the miners to settle in the vicinity was Thomas Kelly. He was a reclusive individual, and when he died in 1867, it is reported he left thousands of dollars in gold coins buried in the bluff to the north of Dodge Street. Today this bluff continues to be known as



Kelly's Bluff and from time to time would-be fortune hunters search its slopes in hopes of finding Thomas Kelly's gold.

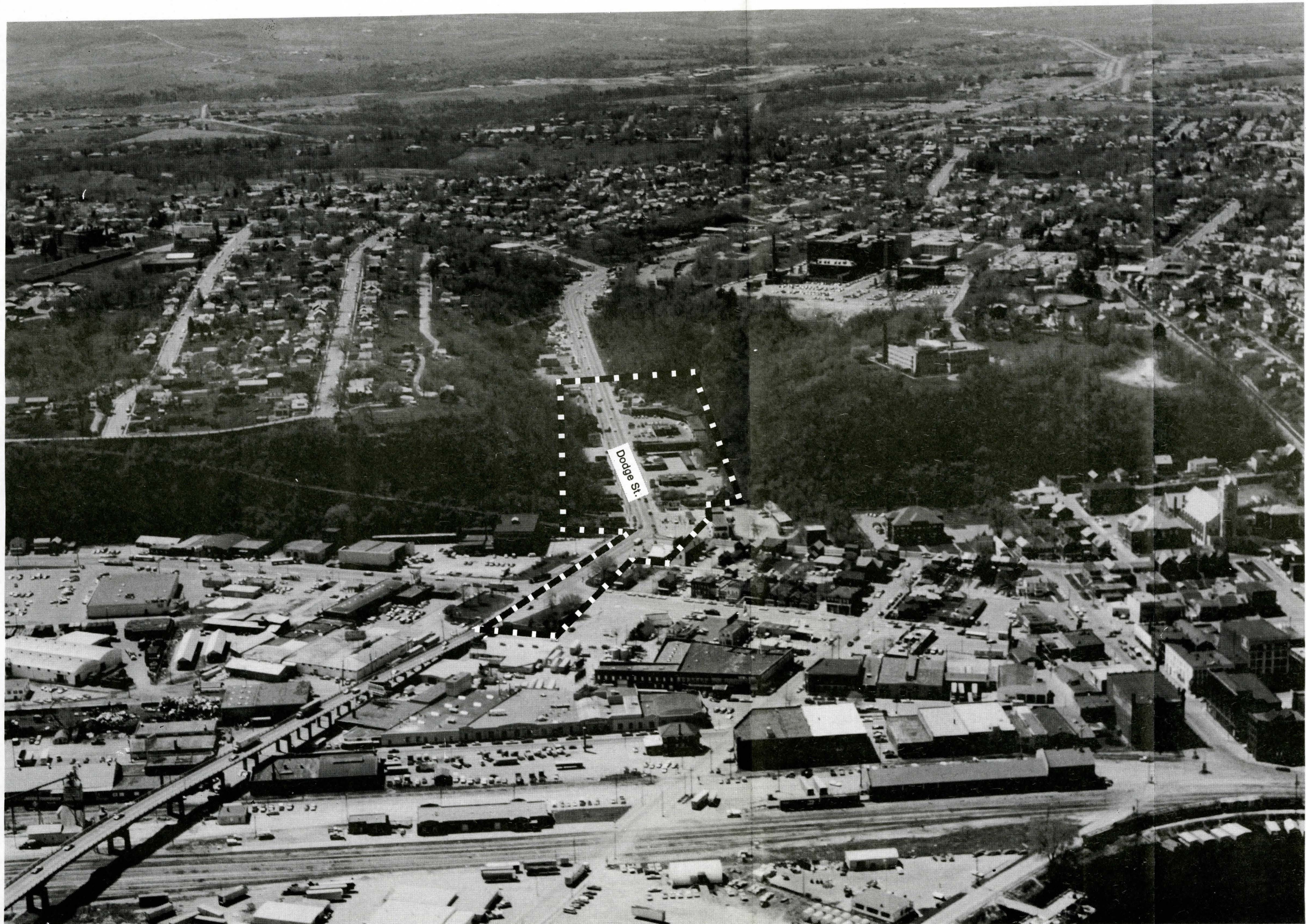
The first subdivision of land in the survey tract for residential purposes was by A. A. Cooper, Edward Smith and William Newman in 1868. This subdivision included fourteen lots facing on Dodge Street. Except for Lot 1, each of the fourteen lots measured 30 feet wide by 100 feet deep. The houses constructed on these lots were built during the 1870's and 1880's. (See RESOURCE SITE NO. 3.11 thru 3.19). Most of the other houses located along the south side of Dodge Street were also built during this period.

Most buildings located on the north side of Dodge Street have been built during the past fifteen to twenty years. Previously, this land was used for the storage of lumber and other building materials by the Peter J. Seippel Lumber Company.

Politically and ethnically the tract is identified with the Irish First Ward. Along with Survey Tracts One, Two and Four, this tract was part of that area of the city called Dublin. Those who have historically lived here have been members of the working class.

Sources: Peter Hoffman, *Concise History of the City and County of Dubuque from 1833-1934* (unpublished, Loras College Library, Dubuque, Iowa)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)  
Iowa Writer's Program of the W.P.A., *Dubuque County History* (Dubuque: County Superintendent of Schools, 1942)



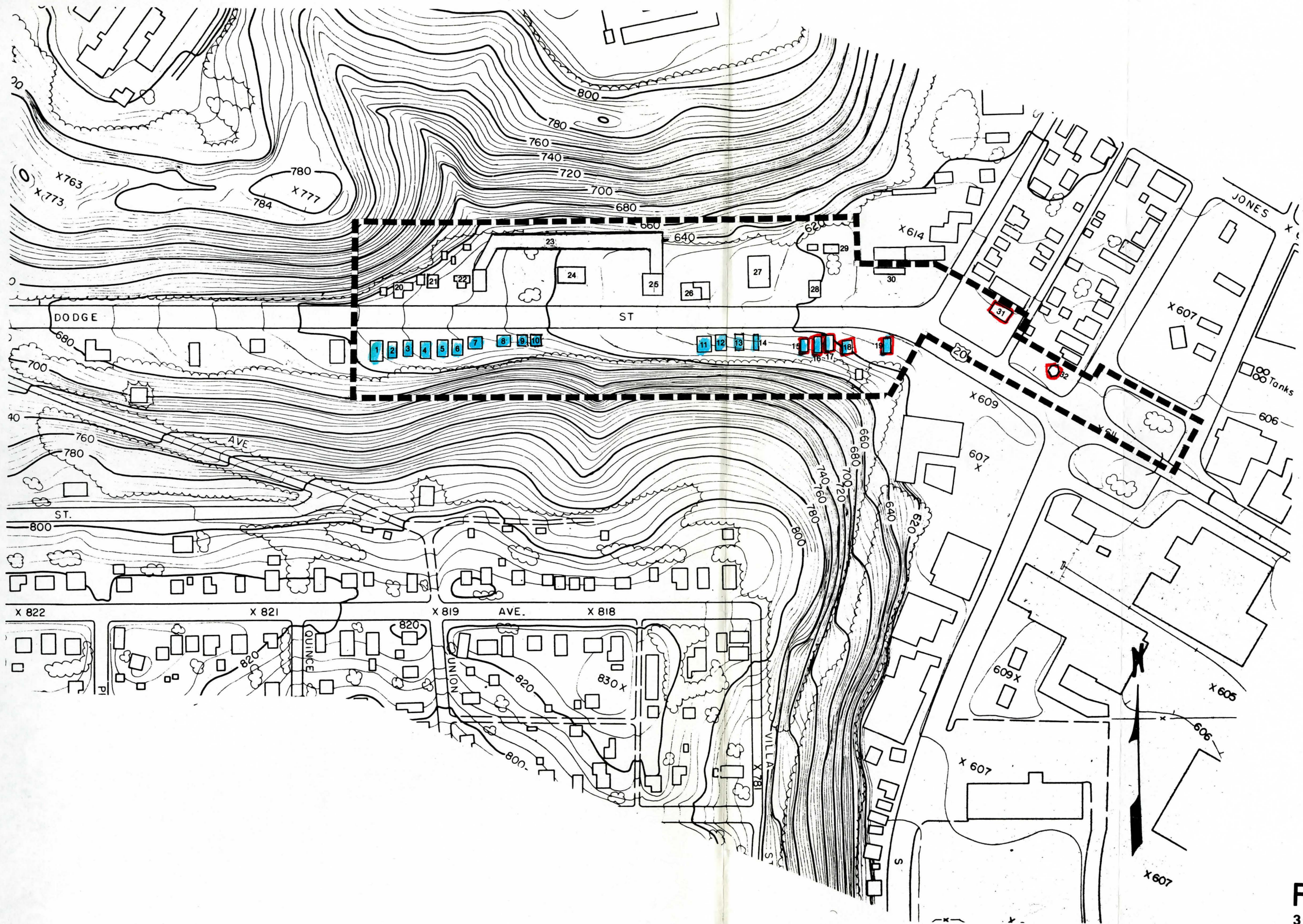


HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 3

FIGURE 3.1





- Declared eligible
- DMRA document never declared eligible
- To be taken

# HISTORICAL/ARCHITECTURAL SURVEY

## SITE LOCATION IN TRACT NO. 3

FIGURE 3.2  
3-4



## 3.2 RESOURCE SITES INVENTORY

### SUMMARY OF FINDINGS

Survey Tract No. 3 encompasses thirty-two individual resource sites. Twenty-three of these sites are single-family residences, most of which date from the 1870's and 1880's. The ten other sites included in this survey tract house commercial establishments and, except for RESOURCE SITE NO. 3.20, were built during the last thirty years.

All nineteen of the buildings located along the south side of Dodge Street (RESOURCE SITE NOS. 3.1 thru 3.19) are single-family residences and hold together well as a group. Consequently, most of these houses have been assigned a Group 3 significance rating, which signifies that although they do not merit special recognition individually, they may be considered of some importance in a group context. One of these houses (RESOURCE SITE NO. 3.19) has also been assigned an individual Group 2 significance rating. This particular brick dwelling most likely is not eligible for the *National Register of Historic Places*, but nevertheless possesses local importance due to its historical association with James Welsh, who served many years as principal of the First Ward School (Franklin School), and because of its status as a archetypical example of vernacular residential architecture.

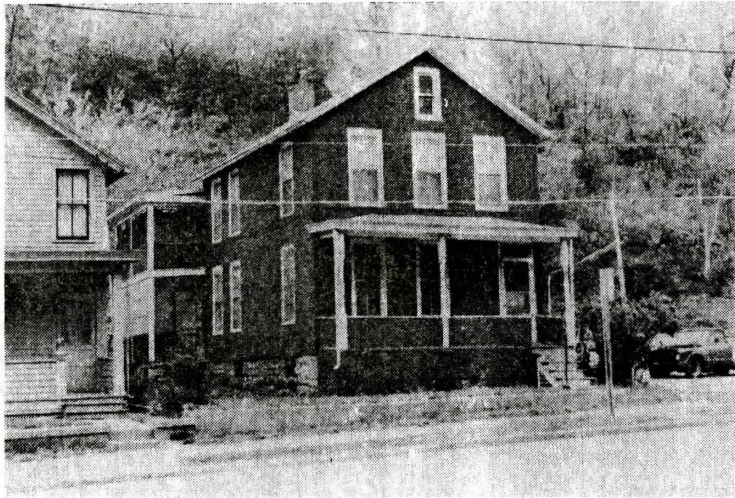
Among these buildings located along the north side of Dodge Street, only two, RESOURCE SITE NOS. 3.21 and 3.22, merit any special recognition. These two houses are both good examples of early twentieth century working class residential architecture. Their incorporation of Victorian details adopted from earlier more substantial designs, is indicative of a national trend of the time, which was to encourage architect designed housing for all classes of people through the dissemination of architecture plan and pattern books.



### RESOURCE SITE NO. 3.1

House (860 Dodge Street)

Sub'n of City Lot 730 and 1 Union Add'n, Lot 8



### HISTORY

The ownership history of this property is somewhat confused. In 1844 John D. Bush obtained the property from the Federal Government, and in June, 1886, he sold the property to Wm. Coughlin. City directories, though, indicate that Coughlin was living in the house in 1880. This suggests that Coughlin probably rented the house for a time before purchasing it. The house, which was built in 1876, remained in the Coughlin family until 1945, at which time it was sold for 5000 dollars. Various directories list Wm. Coughlin simply as a laborer, or with no occupation.

### ARCHITECTURE

The house is generally rectangular in shape with a shallow 'L' projecting from the southeast corner. In plan the house measures 20 feet wide by 42 feet deep. The foundation of the house is stone. Individually, the house is undistinguished architecturally. The gable fronted orientation and three bay organization of the main facade, however, is consistent with the predominant design motif found within the survey tract.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=2) + (A2=3) + (A3=3) = 8$

Combined Rating = 13 (Group 3)



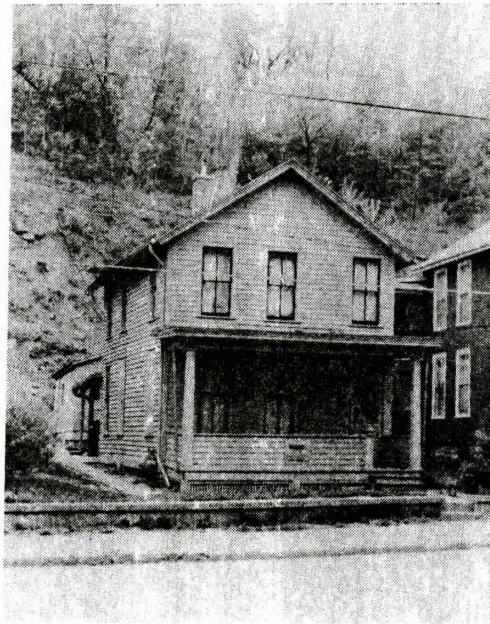
Sources: City Assessment Record, 3-23-3-7  
Land Title Abstract (Abeln Abstract Company)  
City Directories (1880, 1899-1900, 1921-22)



### RESOURCE SITE NO. 3.2

House (844 Dodge Street)

Sub'n of City Lot 730 and 1 Union Add'n, Lot 9



### HISTORY

According to city assessment records this house was constructed in 1886. At that time James Martin owned the property, and the property abstract indicates that he had taken out a 700 dollar mortgage on the property in November, 1885. Mary Swift purchased the house from James Martin for \$1600 in April, 1906; and eight years later, in March, 1914, she sold it to Maurice Hennessey for \$1600. According to the 1921-1922 city directory Maurice Hennessey was a soft drinks distributor. This house does not appear to be of any individual historical importance.

### ARCHITECTURE

The house is a frame, two-story with clapboard siding and stone foundation. In plan, the house measures 18 feet wide by 26 feet deep with both a 14-foot by 12-foot one-story frame addition and a 4-foot by 12-foot open frame porch attached to the rear. Individually, the house is undistinguished architecturally. In form, scale and design composition, though, the house harmonizes well with surrounding dwellings and possesses minor importance as a member of a working class house group.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=2) + (A2=3) + (A3=3) = 8$

Combined Rating = 13 (Group 3)

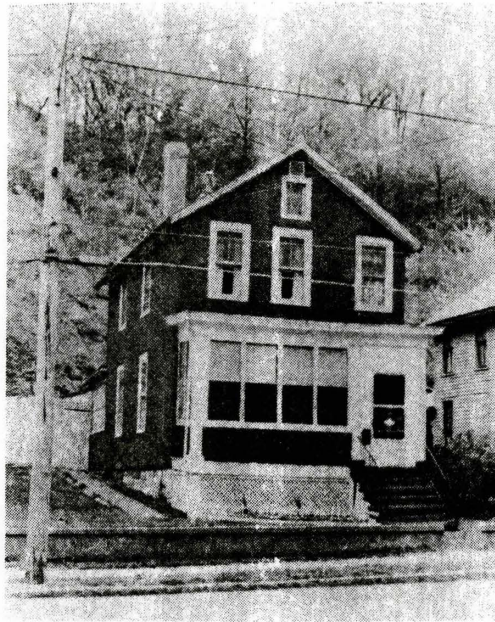


Sources: City Assessment Record, 3-23-3-6  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1921-22)



### RESOURCE SITE NO. 3.3

Hubert J. Ramaker House (830 Dodge Street)  
Sub'n of City Lot 730 and 1 Union Add'n, Lot 10



### HISTORY

According to city assessment records this house was constructed about 1870. At that time the property was owned by John D. Bush. In 1885 Bush sold the property to James Walsh, who in turn two years later sold it to Daniel J. Sullivan for \$300. Sullivan remained in possession of the property until 1920 when he sold it to Daniel G. Hogan. Hogan was a cashier for the International Harvester Company. This house is of no individual historical importance, but it is supportive of the historical integrity of the pre-1900 house group which occupies the south side of Dodge Street.

### ARCHITECTURE

The house is a frame, two-story with asphalt shingle siding and stone foundation. In plan the house is rectangular in shape, measuring 18 feet wide by 28 feet deep. Three one-story frame additions have been attached to the rear of the house, and a one-story enclosed porch has been added to the front. Individually, the house is undistinguished. However, in scale, composition, and form it is in harmony with surrounding dwellings and may be of minor importance in a group context.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$   
Architectural:  $(A1=2) + (A2=3) + (A3=3) = 8$   
Combined Rating = 13 (Group 3)



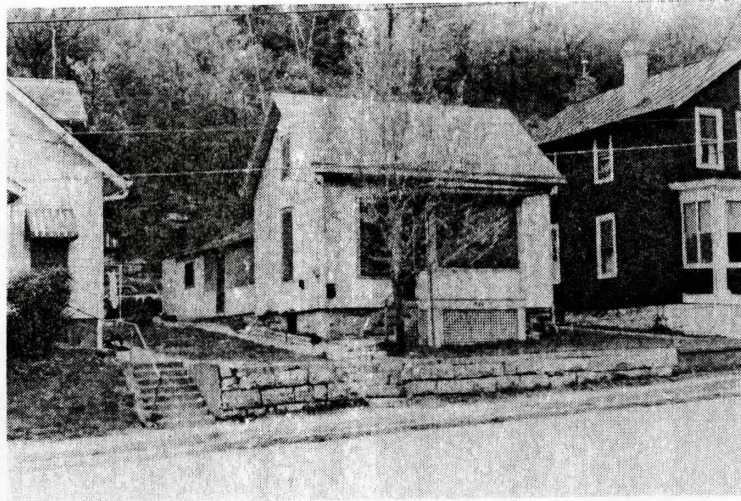
Sources: City Assessment Record, 3-23-3-5  
Land Title Abstract (Abeln Abstract Company)  
City Directories (1880, 1921-22)



#### RESOURCE SITE NO. 3.4

House (824 Dodge Street)

Sub'n of City Lot 730 and 1 Union Add'n, Lot 11



#### HISTORY

John D. Bush obtained this property from the United States in 1844, and in 1884 he sold Lot 11 to Catherine McNulty. Evidence suggests, though, that the McNulty's had actually occupied this property long before the transfer of title occurred. According to city assessment records the house was built about 1870, and the *Dubuque Daily Times* building summary for 1868 lists J. McNulty as having constructed a one-story frame dwelling on Dodge Street costing \$500. In 1913 Mary Kate McNulty sold the property to Kate Truber, who held title to the property until 1920 when she sold it to the Voelker Realty Company.

#### ARCHITECTURE

The house is one-story and of frame construction with stone foundation. The original unit measures 20 feet wide by 16 feet deep. Several additions have been attached to the rear and these date mostly from 1910 and earlier. The small size of the house supports an early date of construction. This is one of the oldest houses in the immediate vicinity. In scale, orientation and composition this house contrasts sharply with surrounding dwellings, most of which were built during the late 1870's and 1880's.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=3) + (H3=2) = 5$

Architectural:  $(A1=0) + (A2=3) + (A3=1) = 4$

Combined Rating = 9 (Group 4)

Sources: City Assessment Record, 3-23-3-4

Land Title Abstract (Abeln Abstract Company)

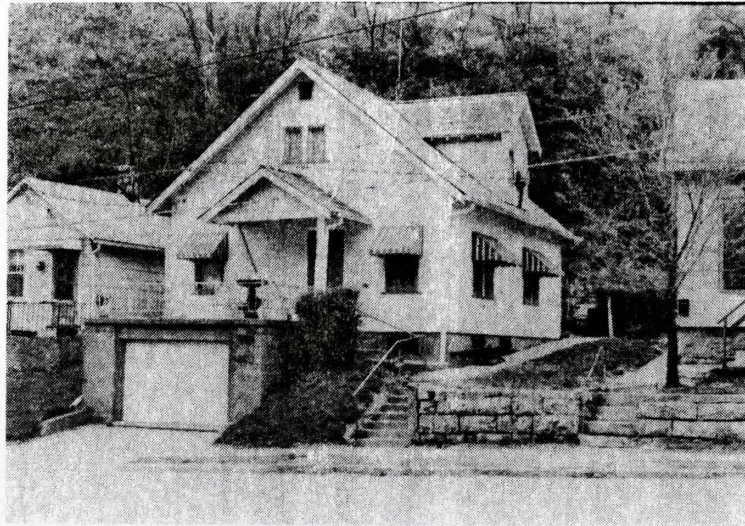
*Dubuque Daily Times* (January 1, 1869)



### RESOURCE SITE NO. 3.5

John C. Abrams House (816 Dodge Street)

Sub'n of City Lot 730 and 1 Union Add'n, Lot 12



### HISTORY

According to city assessment records this house was built in 1910, and this date of construction is supported by the 1909 Sanborn Map of the area which confirms the house did not exist at the time the map was made. This house does not appear to be of any historical importance.

### ARCHITECTURE

This house is 1 1/2-stories in height and of frame construction. In plan it measures 24 feet wide by 32 feet long. In form, size and composition the house is typical of early 20th-century bungalow style dwellings. This house is out of character with the surrounding dwellings.

### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=1) + (H3=0) = 2  
Architectural: (A1=0) + (A2=1) + (A3=1) = 2  
Combined Rating = 4 (Group 4)

Sources: City Assessment Record, 3-23-3-3

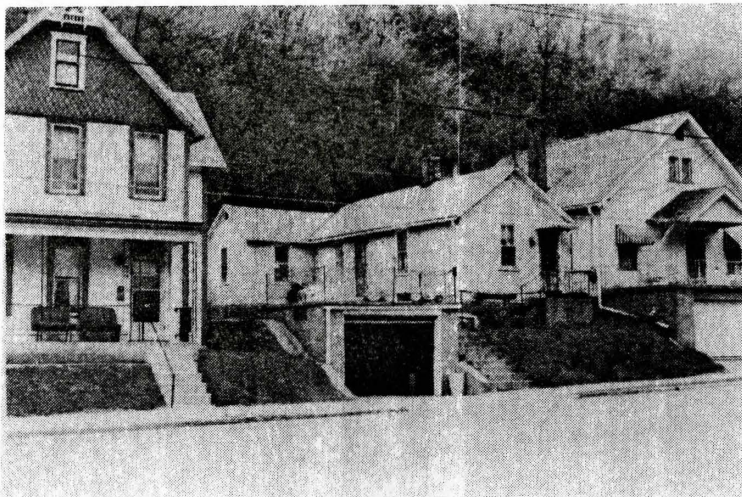
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.6

House (810 Dodge Street)

Sub'n of City Lot 730 and 1 Union Add'n, Lot 13 and W. 3'-6" Lot 14



### HISTORY

According to city assessment records the original portion of this house was constructed in 1840. At that time the property was owned by Felix Mercier. Nothing is known about this man nor has any other evidence been found to support the 1840 construction date. Subsequent owners of the property have been John D. Bush, 1844-1887; James Welsh, 1887-1889; C. W. Robison, 1889-1892; and Thomas Rudd, 1892-1916. Of these individuals only C. W. Robison and John Bush attained local prominence. Robison was the owner of a large lumber yard located on the corner of Dodge and Locust Streets. Bush was mayor of Dubuque twice and a prominent real estate dealer. Bush probably never actually lived in this house.

### ARCHITECTURE

Originally, this house consisted of a simple 14-foot wide by 30-foot deep rectangular box. The rear 'L' was added sometime after 1909. The foundation of the house is stone. The narrowness of the house and the small windows suggest an early date of construction. If this house was actually built in 1840 it may be partially of log construction. Extensive modification has compromised the integrity of this dwelling.

### SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=3) + (H3=1) = 6$

Architectural:  $(A1=0) + (A2=3) + (A3=1) = 4$

Combined Rating = 10 (Group 4)



Sources: City Assessment Record, 3-23-3-2

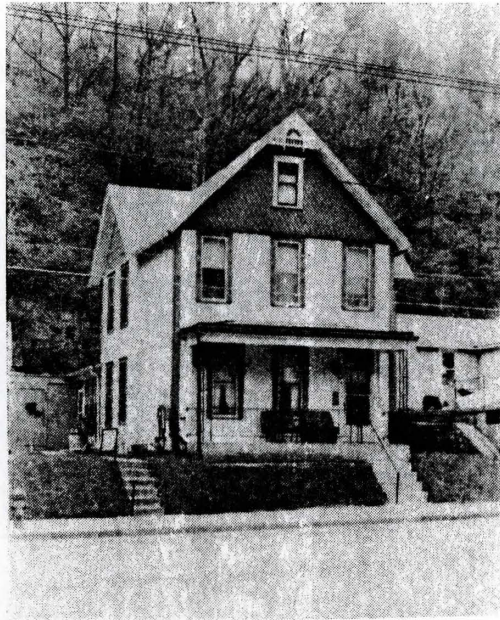
Land Title Abstract (Abeln Abstract Company)

C. Childs, *History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)



### RESOURCE SITE NO. 3.7

Raymond Gourley House and Bicycle Repair Shop (804 Dodge Street)  
Sub'n of City Lot 730, E. 33'-4 1/2" Lot 14 and Lot 15



### HISTORY

According to city assessment records this house was constructed in 1896. At that time the owner of the property was James Welsh. In 1898 Catherine Welsh, James Welsh's widow, sold the property to Fanny Hippmann. Fanny Hippmann held the property until 1916 when she sold it to John M. Savage. The occupant and owner of the house in 1921 was Daniel J. Sullivan. Neither the house nor any of its inhabitants appear to be of any historical importance.

### ARCHITECTURE

Architecturally, the house is characteristic of turn-of-the-century residential design. Trademarks of this period of design are the decorative shingling of the front gable, the gable ornament and L-plan. Other features of the house, most notably the fenestration pattern of the main facade, though, are reminiscent of other houses in the area which date from the 1870's and 1880's. (See RESOURCE SITE NOS. 3.1, 3.2 and 3.3).

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$   
Architectural:  $(A1=1) + (A2=2) + (A3=2) = 5$   
Combined Rating = 9 (Group 4)

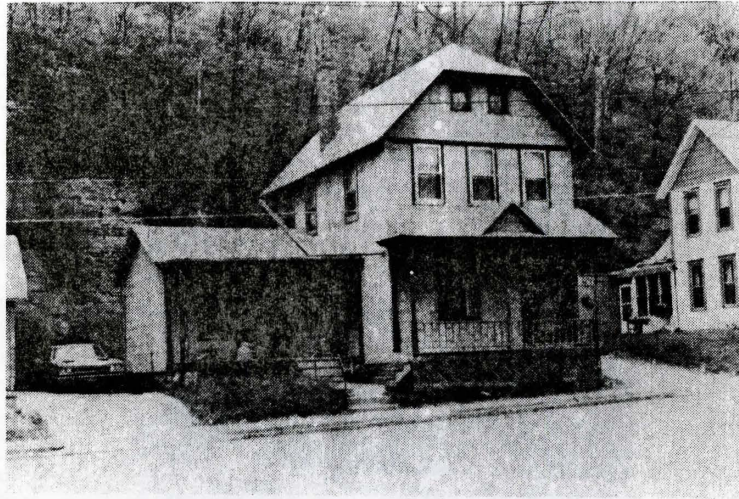
Sources: City Assessment Record, 3-23-3-1  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1921-22)



### RESOURCE SITE NO. 3.8

Cecilia A. Lynch House (794 Dodge Street)

Sub'n of Lot 2 of N. 150' of Lot D of Cooper's Sub'n, Lot 2



### HISTORY

According to city assessment records this house was built in 1891. At that time the property was owned by Patrick Clancy, who had purchased it a year earlier from Ellen Ahern for \$625. In December, 1891, title to the property was transferred to Mathew Clancy. Patrick Clancy was a minor local politician having served as city alderman. Mathew Clancy, Patrick's son, managed the Clancy Transfer Company.

In 1901 Julius C. Goodhouse purchased the property for \$1700, and two years later he sold it to Minerva M. Connolly. Minerva Connolly then sold the property to Catherine Schroeder in 1904. From that time until 1972 the property remained in the Schroeder family.

### ARCHITECTURE

Although probably not designed by an architect, this house exhibits significantly greater concern for detail than is found in other houses in the vicinity. The most noticeable of its distinctive design features are the jerkinhead roof treatment, paired square gable windows, sidelights and transom surrounding the front entry, and decorative millwork used on the front and side porches. Minus of one-story frame addition to the east, the main portion of the house is similar in scale, size and orientation to many other houses in the area. (See RESOURCE SITE NOS. 3.1, 3.3, 3.10, 3.15, 3.16 and 3.18)



## SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=2) + (H3=3) = 7$

Architectural:  $(A1=2) + (A2=2) + (A3=3) = 7$

Combined Rating = 14 (Group 3)

Sources: City Assessment Record, 3-24-5-39

Land Title Abstract (Abeln Abstract Company)

Franklin T. Oldt and P. J. Quigley, eds., *History of Dubuque County, Iowa*  
(Chicago: Goodspeed Historical Association, 1911)



### RESOURCE SITE NO. 3.9

House (784 Dodge Street)

Sub'n of Lot 2 of N. 150' of Lot D of Cooper's Sub'n, Lot 1



### HISTORY

According to city assessment records this house was built about 1880. Ellen Ahern was the owner of record at that time. She had purchased the north 150 feet of Lot D of Cooper's Subdivision from James Rowan in 1878 for \$110. In 1890 she sold this property to Patrick Clancey for \$615. Clancy in turn subdivided the property with Lot 2 of 2 going to his son, Mathew (see RESOURCE SITE NO. 3.8); Lot 1 to Adam P. Berg for \$350; and Lot 1 of 2 being kept for himself. Patrick Clancy, a local politician of minor importance, and his heirs retained Lot 1 of 2 until 1901. That year both Lot 1 of 2 and Lot 2 of 2 were sold to Julius C. Goodhouse, who in turn in 1903 resold Lot 1 of 2 to John B. Latz for \$650. Between 1903 and 1932 this property was sold three more times. Except for Patrick Clancy, none of the property's owners possessed any local prominence.

### ARCHITECTURE

This house is 1 3/4-stories in height and of frame construction. The foundation of the house is stone and the basement floor is earth. The original portion of the house is rectangular in plan, measuring 16 feet wide by 24 feet deep. The one-story frame addition measures 12 feet by 12 feet. In height, orientation and shape this house is similar to many of the other houses in the area. The narrow width and side entrance, though, are somewhat unusual features. The large first story front window severely compromises the integrity of this dwelling both individually and in a district context.



## SIGNIFICANCE RATING

Historical: (H1=2) + (H2=2) + (H3=1) = 5

Architectural: (A1=0) + (A2=2) + (A3=1) = 3

Combined Rating = 8 (Group 4)

Sources: City Assessment Record, 3-24-5-38

Land Title Abstract (Abeln Abstract Company)

Franklin T. Oldt and P. J. Quigley, eds., *History of Dubuque County, Iowa*

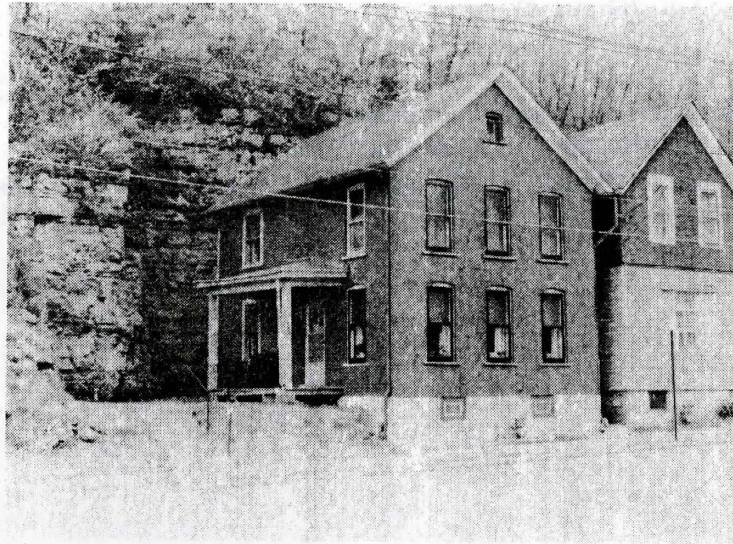
(Chicago: Goodspeed Historical Association, 1911)



### RESOURCE SITE NO. 3.10

James W. Corbett House (770 Dodge Street)

Sub'n of N. 150' of Lot D Cooper's Sub'n, Lot 1



### HISTORY

City assessment records estimate that this house was constructed in 1880. At that time Ellen Ahern was the owner of record of this property. She had purchased the north 150 feet of Lot D of Cooper's Subdivision from James Rowan in 1878 for 110 dollars. This low purchase price would support the assumption that no dwellings existed on the property at that date. On July 10, 1890, Patrick Clancy purchased and subdivided the north 150 feet of Lot D. Lot 2 he inturn split between himself and his son, Mathew (see RESOURCE SITE NOS. 3.8 and 3.9), and Lot 1 of the subdivision he sold to Adam P. Berg for \$350. It is possible that the house was not actually built until Berg purchased the property in 1890, for the next year he took out a mortgage on the land for 250 dollars. On the other hand, the mortgage may have been taken to finance the construction of the two-story frame addition to the rear of the original brick portion of the house. According to local building statistics, such an addition would have cost about \$250 in 1890 while a brick house would most likely have cost about three times that much.

### ARCHITECTURE

In scale, orientation and composition this house is similar to many other houses in the area. The use of brick and the side entrance, though, are unusual features. In plan the brick portion of the house measures 20'-6" wide and 12 feet deep. The foundation of the house is stone. The exterior of this house is well maintained and the integrity appears to be good.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$   
Architectural:  $(A1=4) + (A2=3) + (A3=4) = 11$   
Combined Rating = 16 (Group 3)

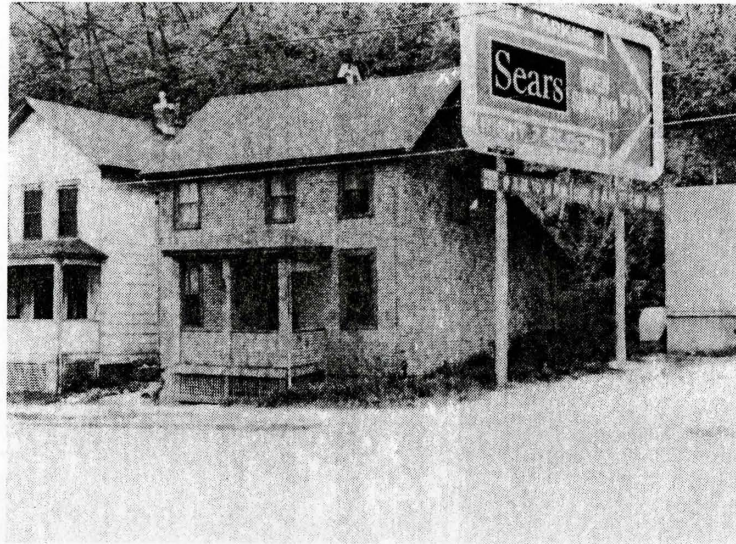
Sources: City Assessment Record, 3-24-2-5-37  
Land Title Abstract (Abeln Abstract Company)



### RESOURCE SITE NO. 3.11

House (682 Dodge Street)

Newman, Cooper & Smith's Sub'n, Lot 14



### HISTORY

Evidence relative to the construction, ownership and occupancy of this house is quite confusing. City assessment records estimate the year of construction for the house as 1870, one year after the platting of Newman, Cooper & Smith's Sub'n. Title transfer records, though, suggest a date of construction no earlier than 1879, when Mrs. Margaret Tracy obtained title to the property from A. A. Cooper and his partners. Other title transfer information would suggest that construction did not occur until 1891. In March of that year Patrick Clancy purchased the lot from Mrs. Tracy for \$150 and one month later he resold it for \$500. In 1895 Louis M. Kringle obtained a mortgage on the property for \$1000. This would indicate that the house definitely existed by that date. In 1898 Catherine Doyle purchased the property from Louis Kringle, and members of the Doyle family have continuously occupied the house to the present, although title to the property is now in another name. None of the individuals who appear to have ever lived in this house are of any historical importance.

### ARCHITECTURE

The house is of frame construction with stone foundation and earthen basement floor. In plan the original, front portion of the house measures 22'-6" wide by 16'-6" deep. Three additions have been attached to the rear. In scale and use of materials this house is similar to other dwellings in the area. However, its orientation and composition are somewhat out of harmony.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$

Architectural:  $(A1=0) + (A2=2) + (A3=2) = 4$

Combined Rating = 8 (Group 4)

Sources: City Assessment Record, 3-24-5-28

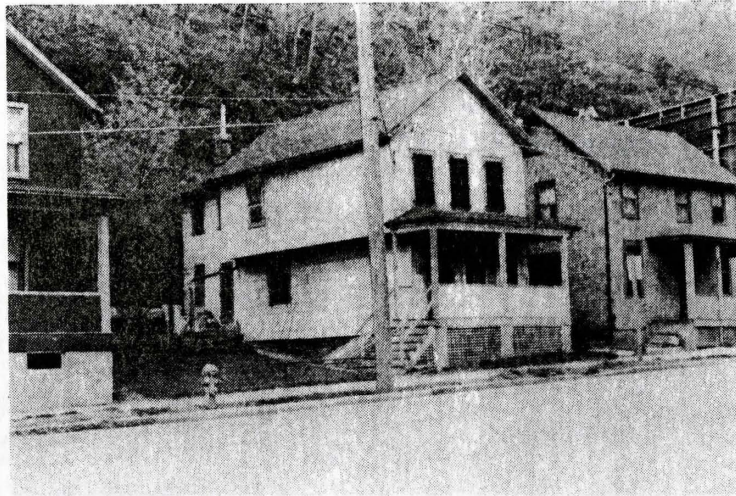
Land Title Abstract (Abeln Abstract Company)



### RESOURCE SITE NO. 3.12

Angela V. Gilligan House (678 Dodge Street)

Newman, Cooper & Smith's Sub'n, W 1/2 Lot 12 and Lot 13



### HISTORY

According to city assessment records this house was constructed about 1870. In 1880 Catherine Wilson was issued a special warranty deed by Newman, Cooper and Smith. This suggests that Catherine Wilson already resided on the property at that time. The next transfer of title on this property did not occur until 1913 when Catherine Wilson sold it to B. Hayes. None of these individuals who have either owned or resided in this house appear to be of any historical importance.

### ARCHITECTURE

This two-story house is of frame construction with stone foundation and earthen basement floor. In scale, composition and orientation this house is generally similar to other houses in the vicinity. One unusual feature of this house, though, is the second story overhang on the east side of the dwelling. The narrow width of this house, 14'-6", suggests an early date of construction.

### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=3) = 5

Architectural: (A1=0) + (A2=2) + (A3=3) = 5

Combined Rating = 10 (Group 4)

Sources: City Assessment Record, 3-24-5-27

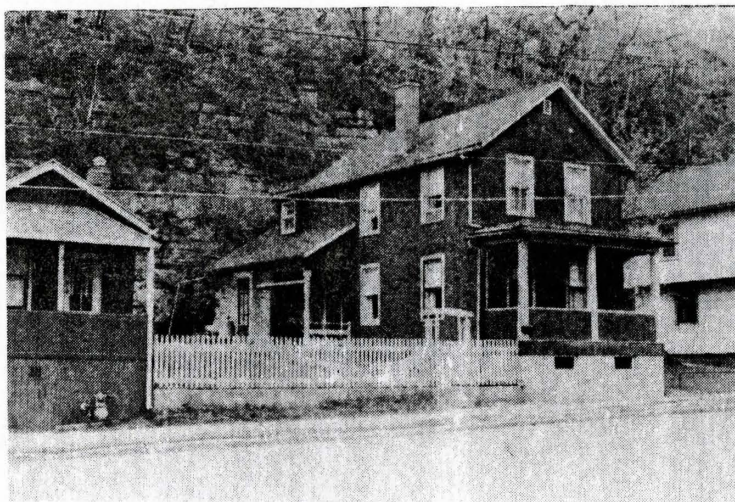
Land Title Abstract (Abeln Abstract Company)



### RESOURCE SITE NO. 3.13

George L. Flanagan House (670 Dodge Street)

Newman, Cooper & Smith's Sub'n, Lot 11 and E. 1/2 Lot 12



### HISTORY

City assessment records estimate that this house was constructed about 1880. At that time David Burns was owner of the property, having purchased it in 1878 from A. A. Cooper and his associates. This property remained in the Burns family until 1903, when it was purchased by Thomas Rudd for \$825. In 1921 the occupant of the house was Mrs. Bridget Rudd, presumably Thomas Rudd's widow. David Burns, according to the 1880 city directory, was a shoemaker and ran his business from this house.

### ARCHITECTURE

The front portion of the house is generally similar to other houses in the area. However, the two bay arrangement of the front elevation is less common than the three bay arrangement found on most other houses in the immediate vicinity. The windows of this house are also wider than those of most other houses in the area. One additional unusual feature of this house is the rear addition which is partially constructed of stone.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=2) + (A2=3) + (A3=3) = 8$

Combined Rating = 13 (Group 3)

Sources: City Assessment Record, 3-24-5-26

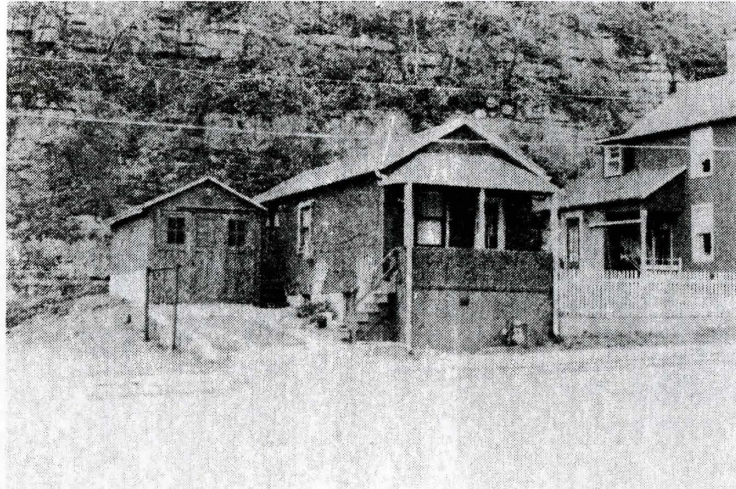
Land Title Abstract (Abeln Abstract Company)

City Directories (1880, 1921-22)



#### RESOURCE SITE NO. 3.14

Lillian A. Glass House (666 Dodge Street)  
Newman, Cooper & Smith's Sub'n, Lot 10



#### HISTORY

According to city assessment records this house was constructed about 1880. At that time title to the property was still held by A. A. Cooper, Edward Smith and William Newman. The 1880 city directory, though, indicates that John Byrne, a laborer, and Wm. Byrne, a baker, were residing on this property in that year. In 1900 John Byrne obtained legal title to the property from Cooper, Smith and Newman. In 1911 Anne Byrne, John's widow, sold the property to Margaret Newt for \$500, and she in turn sold it eight days later to Charles H. Reynolds. None of those individuals who are known to have resided in this house are of any historical importance.

#### ARCHITECTURE

This one-story frame house is only 12 feet wide. This small size suggests an early date of construction. The size of the front window, though, may suggest otherwise or a modification to the original structure. In scale and composition this house does not harmonize well with other houses in the area.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$   
Architectural:  $(A1=0) + (A2=2) + (A3=2) = 4$   
Combined Rating = 8 (Group 4)



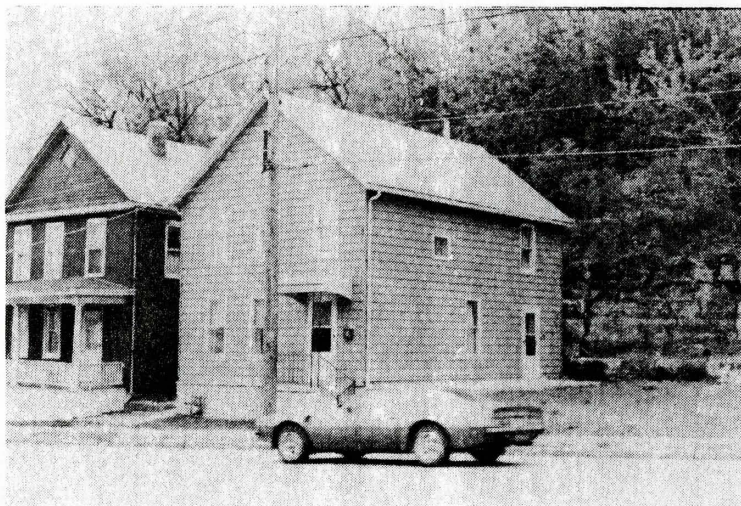
Sources: City Assessment Record, 3-24-5-25  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1880)



### RESOURCE SITE NO. 3.15

George W. Flanagan House (654 Dodge Street)

Flanagan Place; Newman, Cooper & Smith's Sub'n, Lot 7



### HISTORY

This house is estimated to have been built about 1875. At that time the property was still officially owned by A. A. Cooper, Edward Smith and Wm. Newman. In 1885 Terence O'Loughlin purchased the property for \$200. O'Loughlin continued to own the property until 1904 at which time he sold it to Wm. Anderson for \$1025. Thomas J. Hodges then purchased the property for \$1200 on September 30, 1915, and on the same day resold it to John Williams, who worked for the Martin-Strelau coal company. None of the owners or occupants of this dwelling appear to be of any historical importance.

### ARCHITECTURE

In size, orientation and composition this house is similar to other houses in the area. However, it does lack the open front porch possessed by most surrounding dwellings. In plan the house is rectangular in shape, measuring 20 feet wide by 30 feet deep. The foundation of the house is stone and the basement floor is earth. The new siding and perma-stone across the front reduce the integrity of this house.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$   
Architectural:  $(A1=1) + (A2=2) + (A3=2) = 5$   
Combined Rating = 9 (Group 4)

Sources: City Assessment Record, 3-24-5-22  
Land Title Abstract (Abeln Abstract Company)



### RESOURCE SITE NO. 3.16

Michael P. Barrett House (650 Dodge Street)

Newman, Cooper & Smith's Sub'n, Lot 6



### HISTORY

The estimated date of construction for this house is 1880. At that time the owner of the property was Ann McQueen. She had purchased it in 1875 from A. A. Cooper, Edward Smith and Wm. Newman for \$250. In 1885 Ann McQueen's heirs sold the property to John R. Waller for \$650. Waller was a real estate agent and probably never lived in the house, and in 1886 he gave his partner in the real estate business, Edward Duncan, a quit claim deed to the property. Duncan inturn sold the property to Bridget McCormick for \$800. This property then remained in the McCormick family until 1915 when it was sold to John P. Cosgrove. None of the occupants of the house appear to possess any historical importance.

### ARCHITECTURE

The house is two stories high and of frame construction with a stone foundation. In plan the original dwelling is rectangular in shape measuring 18'-6" wide by 28 feet deep. Single story frame additions have been attached to the rear and east sides. In scale, orientation and composition this house harmonizes well with other dwellings in the area. The only distinctive feature of this house is the diarnond shaped gable window, which may be a later addition.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=2) + (A2=3) + (A3=3) = 8$

Combined Rating = 13 (Group 3)

Sources: City Assessment Record, 3-24-5-21

Land Title Abstract (Abeln Abstract Company)



### RESOURCE SITE NO. 3.17

Elinor V. Tierney House (642 Dodge Street)

Newman, Cooper & Smith's Sub'n, Lot 5



### HISTORY

According to city assessment records this house was constructed about 1875. This date is probably a few years too early as the property was not sold by Cooper, Smith and Newman until 1877. Ann Walsh purchased the property for \$250 and obtained a loan of this amount from Fannie Hepp to cover the purchase. Apparently Ann Walsh was unable to repay the loan, so Fannie Hepp took possession in 1880. She in turn sold the property to E. W. Duncan and John R. Waller, partners in the real estate business. Joseph Straney purchased the property from them in 1885 for \$500. The next sale of the property did not occur until 1919 when it was purchased by Roy F. and Francis L. Tierney. Roy Tierney was employed by the Dubuque Fire Department as an aid to the chief. A check of local histories failed to reveal any information about other residents of the house.

### ARCHITECTURE

Several features of this house are unusual for the area. In particular, the fenestration of the main facade is the most noticeable variation. The 1 1/2-story height is also unusual. In plan, though, the house's dimensions, 16 feet by 24'-6", are normal for the area. The house also has the common stone foundation and earthen basement floor.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$

Architectural:  $(A1=1) + (A2=2) + (A3=2) = 5$

Combined Rating = 9 (Group 4)

Sources: City Assessment Record, 3-24-5-20

Land Title Abstract (Abeln Abstract Company)

City Directory (1921-22)



### RESOURCE SITE NO. 3.18

Justine P. McCarthy House (636 Dodge Street)  
Newman, Cooper & Smith's Sub'n, Lot 4



### HISTORY

According to city assessment records this house was constructed about 1875. At that time Patrick Scarry was the owner of the property, having purchased it in 1872 from Cooper, Smith and Newman for \$200. In 1889 Patrick McNulty bought the property from Scarry for \$350. The next sale of the property was in 1919 with the Voelker Realty Company making the purchase. None of those who are known to have resided in this house are of any historical importance.

### ARCHITECTURE

This house is generally typical of the area in size, height and form. In plan the house measures 16 feet wide by 30 feet deep with an 18-foot by 11-foot single story frame addition attached to the rear. The foundation of the house is stone and the basement floor is earth. Two unusual features of this house are the arrangement of columns on the front porch and the large three panel window on the first floor.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=3) = 5$

Architectural:  $(A1=2) + (A2=3) + (A3=3) = 8$

Combined Rating = 13 (Group 3)

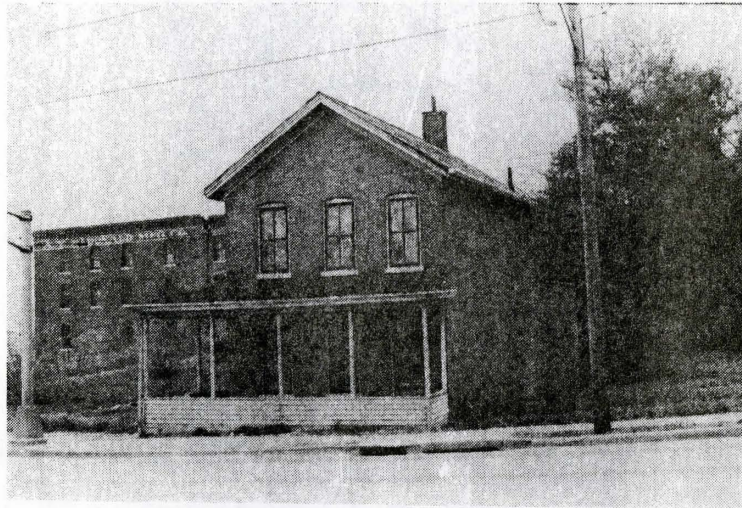
Sources: City Assessment Record, 3-24-5-19  
Land Title Abstract (Abeln Abstract Company)



### RESOURCE SITE NO. 3.19

House (616 Dodge Street)

Newman, Cooper & Smith's Sub'n, Lot 1



### HISTORY

This house was constructed about 1875. At that time James Welsh owned the property, having purchased it the previous year from Newman, Cooper and Smith. James Welsh was principal of the First Ward School. The next transaction involving the sale of this property was not until 1926 when it was purchased by Jesse L. Glover.

### ARCHITECTURE

This is the only completely brick house in the survey tract. In scale, form and composition it is similar to several of the surrounding frame dwellings. It is also quite similar to brick houses in other parts of the city. In plan the house measures 20 feet wide by 28 feet deep with a one-story, 10'-6" by 18-foot brick addition attached to the rear and an open frame porch extending around the north and east sides of the dwelling. The foundation of the house is stone and the basement floor is earth. On the interior the downstairs floors are softwood and the upstairs floors are hardwood. The integrity of this house is good; however, it is beginning to show signs of physical deterioration.

### SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=3) + (H3=4) = 9$   
Architectural:  $(A1=4) + (A2=4) + (A3=4) = 12$   
Combined Rating = 21 (Group 2)



Sources: City Assessment Record, 3-24-5-16  
Land Title Abstract (Abeln Abstract Company)  
C. Childs, *History of Dubuque County, Iowa* (Chicago: Western Historical  
Company, 1880)



### RESOURCE SITE NO. 3.20

Savary's Tavern (827 Dodge Street)  
no legal description



### HISTORY

Little is known about the history of this building. It is known, though, that the house portion was built sometime previous to 1909. It is also known that in 1915 the occupant of the house was Augustave Gardner. While in 1921 Otto Oikari, a tailor, resided in this house.

### ARCHITECTURE

The original portion of this building consists of a house which probably dates from about 1880. In shape, orientation, and composition this house is very much out of character with the other buildings in the area.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=1) + (H3=1) = 2$   
Architectural:  $(A1=0) + (A2=1) + (A3=1) = 2$   
Combined Rating = 4 (Group 4)

Sources: City Directories (1913, 1921-22)

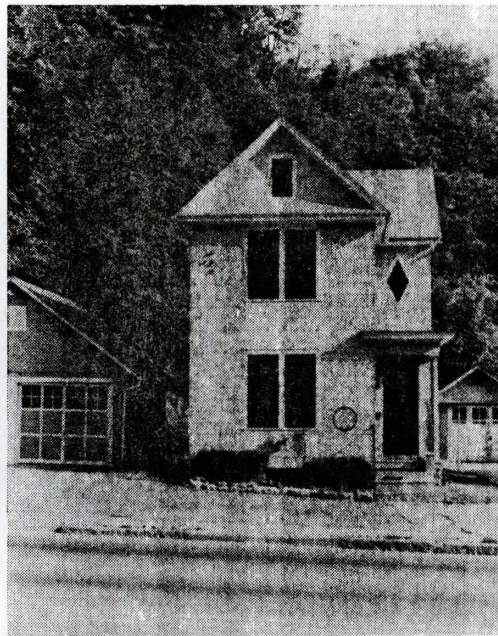
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.21

Margaret M. Sable House (821 Dodge Street)

Sub'n of E. 130' of 1-1-1 City Lot 725, Lot 2



### HISTORY

This house was constructed in 1911. In 1918 the house was occupied by James P. Strain and in 1921 George L. Savary, a foreman for the Farley-Loetscher Manufacturing Company, lived at this address.

### ARCHITECTURE

This house resembles designs found in twentieth century architecture publications. In particular, about 1900 architects began designing housing for a mass market and many of these early designs adapted Victorian motifs to modest priced housing. The most noticeable Victorian features of this house are the T-plan, diamond window and pent gable. It is also very likely that this house was originally sided with narrow width clapboards contrasted against areas of decorative shingles. Although this house has been resided its integrity remains high.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$   
Architectural:  $(A1=4) + (A2=3) + (A3=4) = 11$   
Combined Rating = 15 (Group 3)

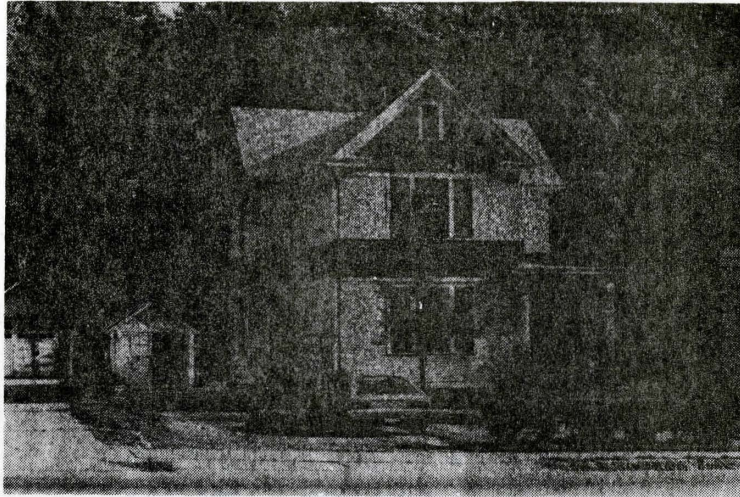
Sources: City Assessment Record, 3-15-1-7  
City Directories (1918, 1921-1922)



### RESOURCE SITE NO. 3.22

Andrew H. Fuerst House (809 Dodge Street)

Sub'n 1 of E. 130' of Sub'n 1-1-1 City Lot 725, Lot 2



### HISTORY

This house was built about 1918. At that time it was occupied by Frank D. Voellinger, who worked for the Illinois Central Railroad. Previous to the construction of this house the property was used by the Peter J. Seippel Lumber Company for the storage of lumber and other building materials.

### ARCHITECTURE

The architectural character of this house is similar to that of RESOURCE SITE NO. 3.21. This is most likely a standard design house copied from either an architectural journal or plan book. The contrasting shingle and clapboard siding, three panel windows and T-plan are design features which during the early decades of the twentieth century were adapted from earlier Victorian designs in order to add character to mass produced working class and moderate priced housing. The integrity of this house is good.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$   
Architectural:  $(A1=4) + (A2=3) + (A3=4) = 11$   
Combined Rating = 15 (Group 3)

Sources: City Assessment Record, 3-15-1-8  
City Directory (1918)

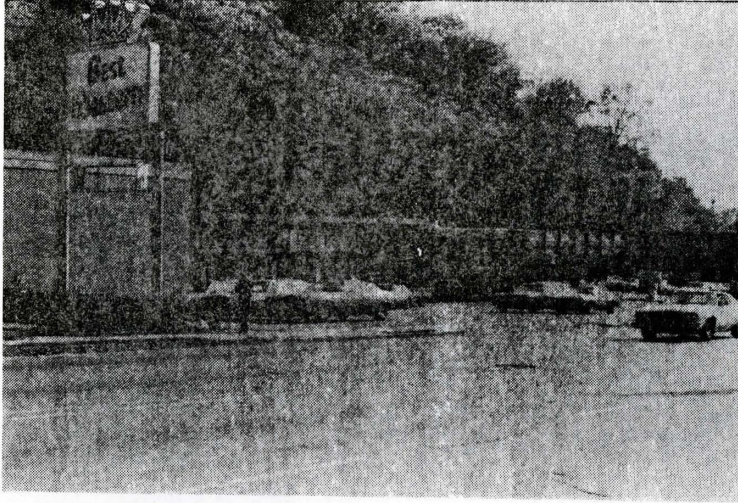
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.23

Dodge House Motel (701 Dodge Street)

no legal description



### HISTORY

This motel is of recent construction and is of no historical importance. Previously, the property was used by the Peter J. Seippel Lumber Company for the storage of lumber and other building materials.

### ARCHITECTURE

This building is constructed of brick and concrete block with span-crete floor and roof decks. This building is architecturally undistinguished.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

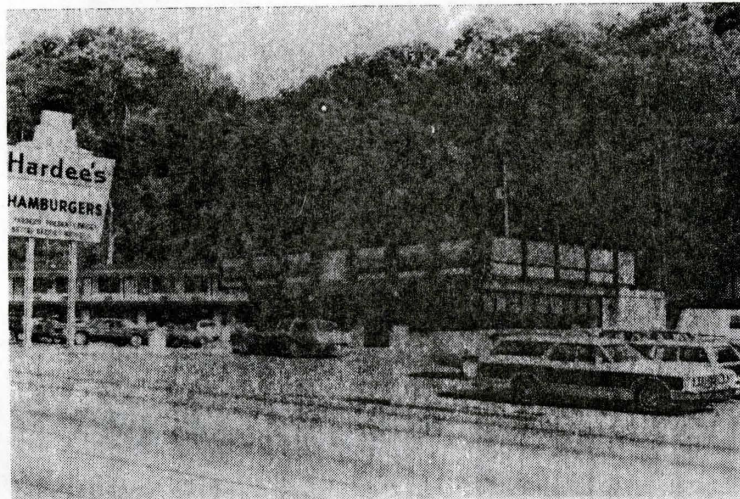
Combined Rating = 0 (Group 4)

Sources: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



#### RESOURCE SITE NO. 3.24

Hardee's Restaurant (703 Dodge Street)  
no legal description



#### HISTORY

The restaurant is of recent construction and is of no historical importance. Previously, the property was used by the Peter J. Seippel Lumber Company for the storage of lumber and other building materials.

#### ARCHITECTURE

This building is of no architectural significance.

#### SIGNIFICANCE RATING

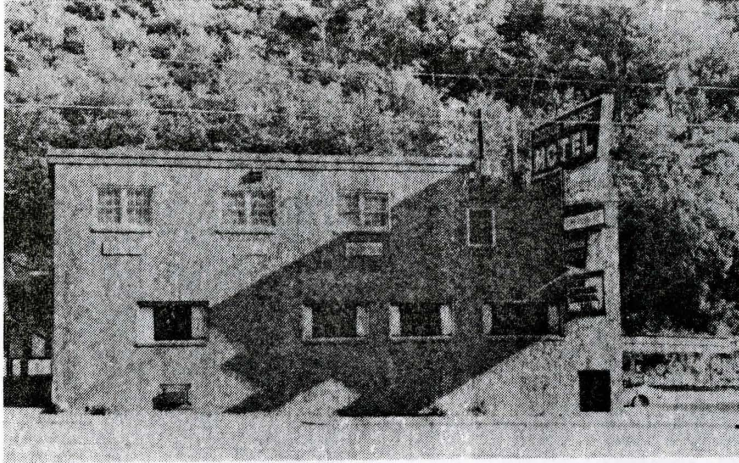
Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$   
Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$   
Combined Rating = 0 (Group 4)

Sources: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.25

Dodge House Restaurant and Lounge (701 Dodge Street)  
no legal description



### HISTORY

This building is of recent construction and is of no historical importance. Previously, the property was used by the Peter J. Seippel Lumber Company for the storage of lumber and other building materials.

### ARCHITECTURE

This building is of no architectural significance.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

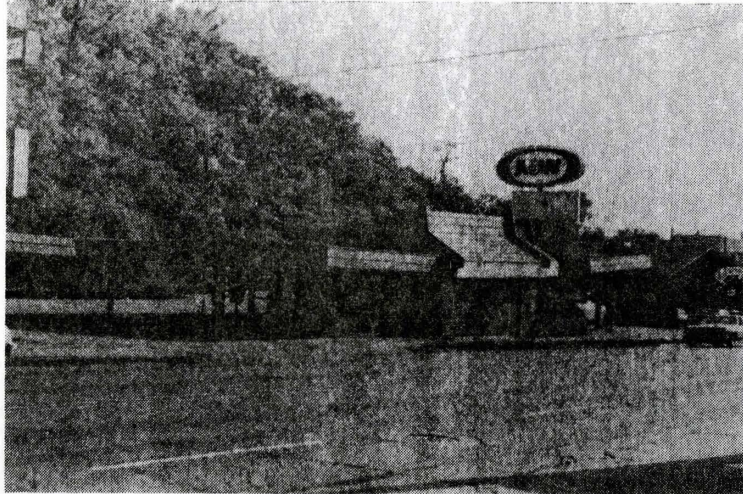
Combined Rating = 0 (Group 4)

Sources: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.26

A & W Drive-In Restaurant (693 Dodge Street)  
no legal description



### HISTORY

This building is of recent construction and is of no historical importance. Previously, the property was used by the Peter J. Seippel Lumber Company for the storage of lumber and other building materials.

### ARCHITECTURE

This building is of no architectural significance.

### SIGNIFICANCE RATING

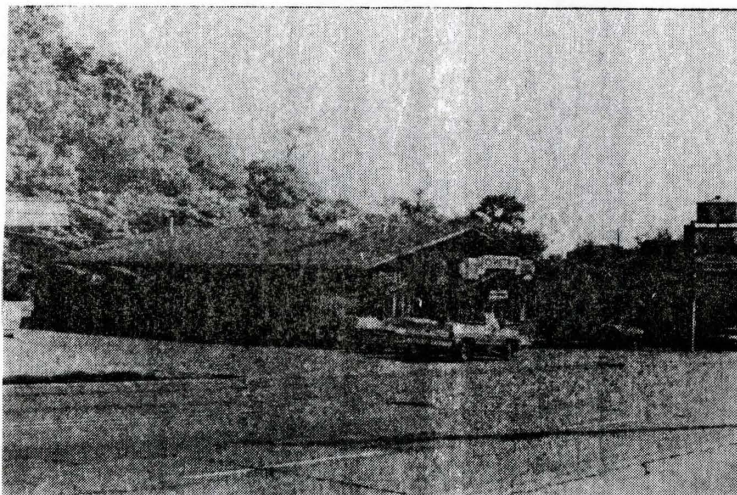
Historical: (H1=0) + (H2=0) + (H3=0) = 0  
Architectural: (A1=0) + (A2=0) + (A3=0) = 0  
Combined Rating = 0 (Group 4)

Sources: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.27

Demetri's Restaurant and Viking Lounge (665 Dodge Street)  
no legal description



### HISTORY

This building is of recent construction and is of no historical importance. Previously, this property was occupied by a lumber shed owned by the Peter J. Seippel Lumber Company and a two-story frame double house.

### ARCHITECTURE

This building is of no architectural significance.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

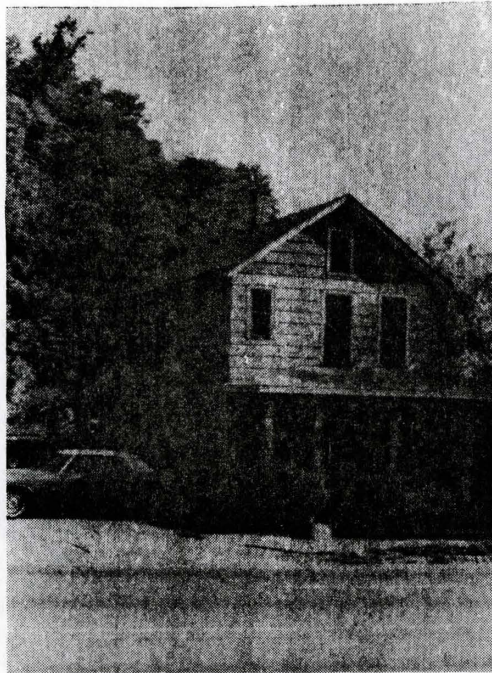
Combined Rating = 0 (Group 4)

Sources: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.28

Joseph McDonald House (653 Dodge Street)  
Sub'n of Lot 8 of City Lot 598, Lot 2



### HISTORY

This house is estimated to have been built about 1890. In 1913 the house was occupied by Miss Mary Cleary. In 1921 Peter McDonald, a mechanic, resided at this address. This house does not appear to be of any historical importance.

### ARCHITECTURE

The house is rectangular in plan measuring 18 feet wide by 18 feet deep with a 17-foot by 14-foot addition attached to the rear. The foundation of the house is stone. In scale, orientation, and shape the house is similar to other dwellings in the area. Two unusual features of this house are the diminutive window on the second floor in front, which probably indicates the location of a bathroom, and the shallow pitch of the roof compared with other houses in the area.

### SIGNIFICANCE RATING

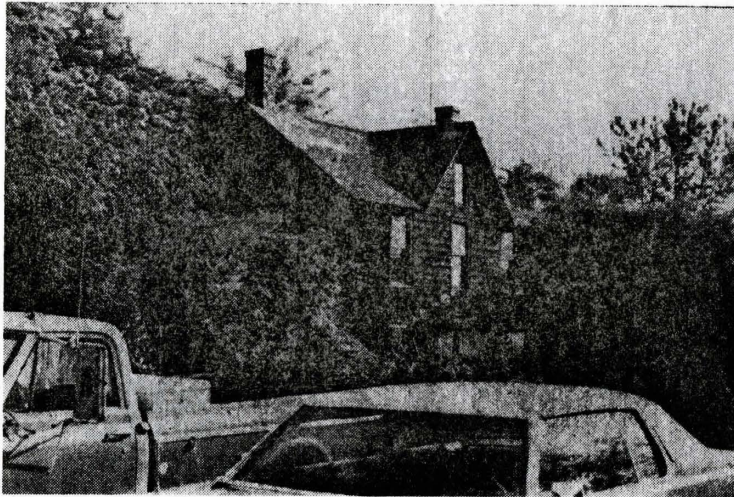
Historical: (H1=0) + (H2=1) + (H3=2) = 3  
Architectural: (A1=0) + (A2=1) + (H3=2) = 3  
Combined Rating = 6 (Group 4)

Source: City Assessment Record, 3-15-1-17  
City Directories (1913, 1921-1922)



### RESOURCE SITE NO. 3.29

House (645 Dodge Street)  
Pixler Place Lot 2



### HISTORY

This house was constructed about 1900. In 1913 it was occupied by Nicholas A. Ginter. In 1918 Peter Rawlacyk and John Faith were both listed in the city directory as occupants of the house. Emil Maier, a clerk with the Iowa Home Furnishings Company, was living at this address in 1921. None of the known residents of this house are of historical importance.

### ARCHITECTURE

The house, like most other houses in the area, is a simple rectangle in plan. The dimensions of this two-story frame dwelling are 28 feet wide by 18 feet deep. The wood shingle siding of this house harmonizes well with its heavily landscaped setting. The gable which projects up from the center of the main facade is a design feature found on this period of housing throughout the city.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$   
Architectural:  $(A1=3) + (A2=3) + (A3=3) = 9$   
Combined Rating = 13 (Group 3)

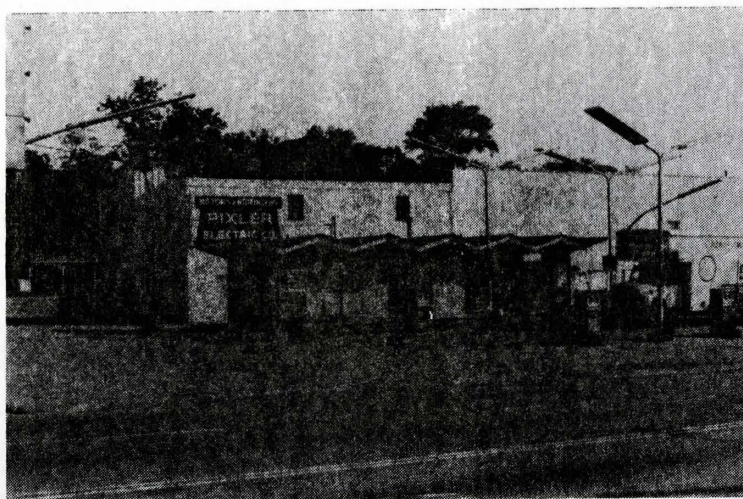
Source: City Assessment Record, 3-15-1-18  
City Directories (1913, 1918, 1921-1922)



### RESOURCE SITE NO. 3.30

Holiday Derby Gas Station (605 Dodge Street)

no legal description



### HISTORY

This building was constructed after 1960 and is of no historical importance. Previously, three detached dwellings, one double house and a two-story brick grocery and saloon occupied this site on the northwest corner of Bluff and Dodge Streets.

### ARCHITECTURE

This building is of no architectural significance.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

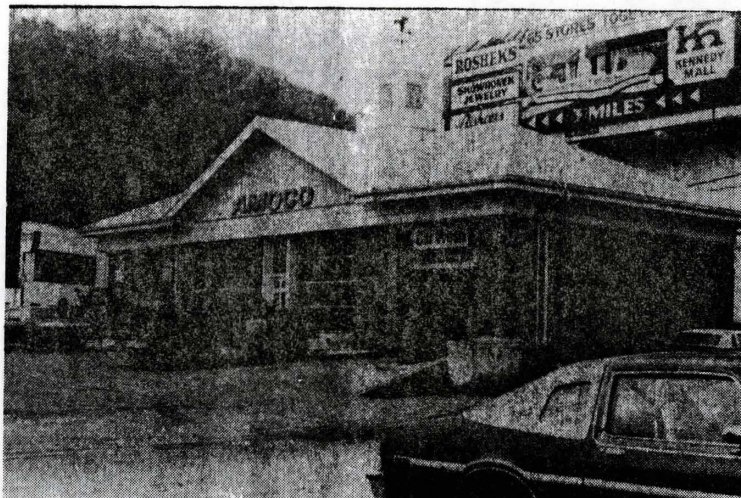
Source: *Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



### RESOURCE SITE NO. 3.31

Dan's Super Service/Amoco Station (351 Dodge Street)

N. 55' of City Lot 584 and City Lots 585, 585A, 585B and 585C



### HISTORY

According to city assessment records this service station was built in 1951. It appears, though, that modifications have been made in recent years. Previously, this property was the site of the city's second coal gasification plant which was built in 1868. That company was known as the Key City Gas Works. (See also RESOURCE SITE NO. 7.8)

### ARCHITECTURE

This building is of no architectural importance.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Source: City Assessment Record, 3-16-6-11A

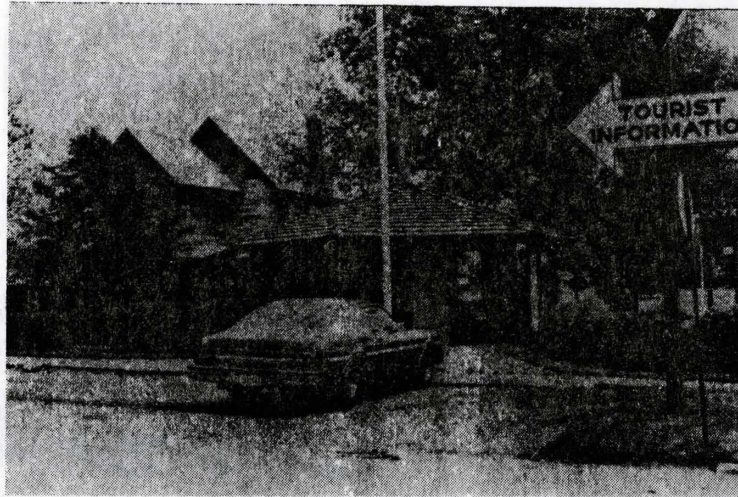
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



### RESOURCE SITE NO. 3.32

Tourist Information Center (349 Dodge Street)

City Lot 577



### HISTORY

The present building is of recent construction. Previously, this property was the site of the city's first gas works, which was built in 1855 and replaced by newer facilities on the half block just to the west in 1868. After removal of the gas works the property was occupied by a meat market and slaughter house. In 1891 a two-story brick commercial building was erected on the property.

### ARCHITECTURAL

This building is a hexagon shaped, one-story structure with a modernistic sculptured finial which projects about six feet above the roof apex. The site is well landscaped.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=3) + (A2=1) + (A3=1) = 5$

Combined Rating = 5 (Group 4)

Source: C. Childs, *History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



### **3.3 DISTRICT EVALUATION**

#### **HISTORY**

Survey Tract 3 may be considered a district in two historic contexts. First, as part of the Irish First Ward, this tract in conjunction with Survey Tracts One, Two and Four comprises that portion of the city once referred to as Dublin. Second, Dodge Street during the early days of Dubuque was known as Gas House Hollow. The source of this name was the Key City Gas Company which in 1854 located its original gas works at the foot of Dodge Street between Bluff and Locust Streets. The only portion of this company which still remains is a warehouse (RESOURCE SITE NO. 4.8), built about 1890, located on Bluff Street.

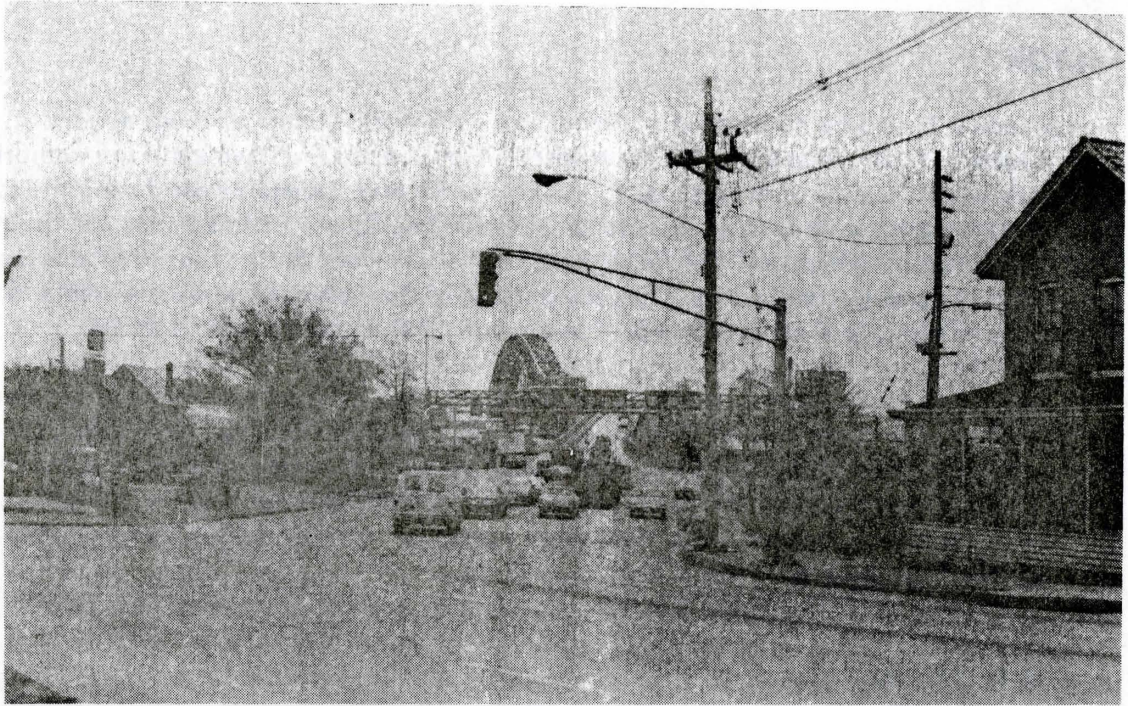
With respect to the historical integrity of the tract, the nineteen single family residences which occupy the south side of Dodge Street almost all date from the 1870's and 1880's. Many of these houses, though, have been added to and otherwise altered. The buildings occupying the north side of Dodge Street mostly were built during the past 15 to 20 years. The age discrepancy between the two sides of Dodge Street severely compromises the importance of this area as a historic district.

#### **ARCHITECTURE**

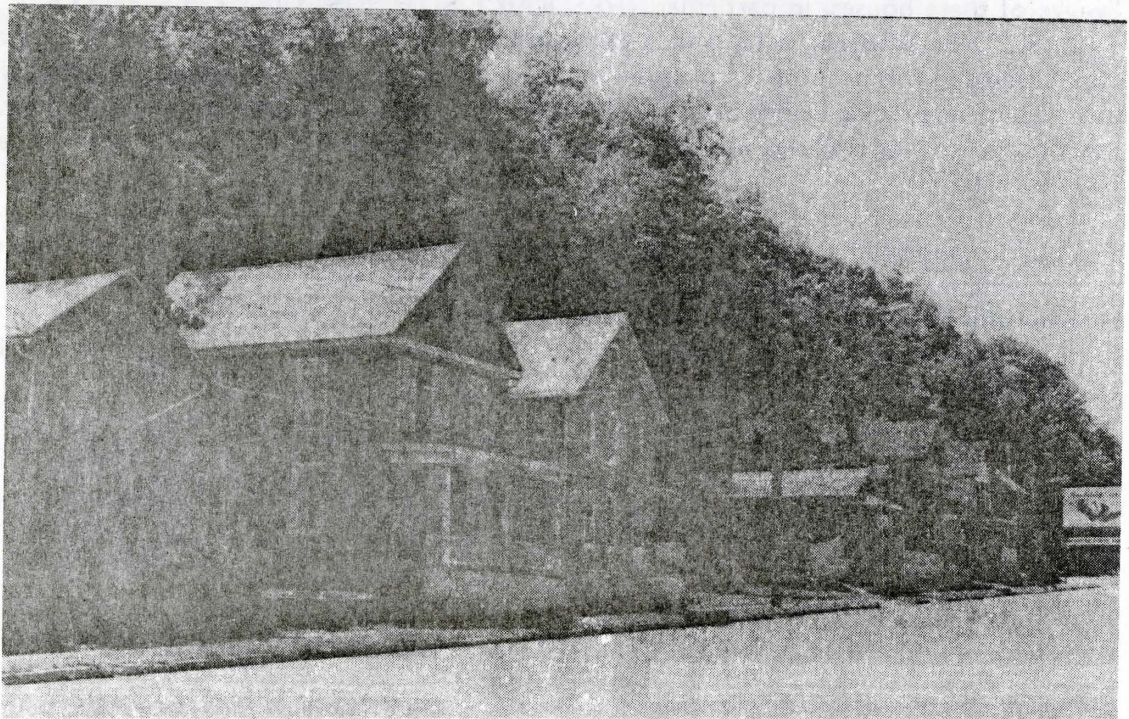
All of the buildings within Survey Tract No. 3 can be considered as being of vernacular design. In a group context the nineteen dwellings which occupy the south side of Dodge Street hold together well. All except for two of the dwellings are of frame construction. Twelve of these houses, in particular, (RESOURCE SITE NOS. 3.1, 3.2, 3.3, 3.7, 3.8, 3.10, 3.12, 3.13, 3.15, 3.16, 3.18 and 3.19) conform to the same general design in scale, orientation and composition. In plan these houses are rectangular in shape and oriented with their gable ends facing Dodge Street. This similarity in design is largely the result of the way this portion of the city was platted. These lots are generally from 30 to 35 feet wide and 100 feet deep.

The buildings located along the north side of Dodge Street show no group relationship, nor do they relate well with the houses on the south side of the street. The architectural conflict between the two sides of Dodge Street, plus the fact that many of the houses located on the south side of the street have been modified, significantly reduces the importance of this tract in a district context.





**DODGE STREET LOOKING EAST TOWARD THE JULIEN DUBUQUE BRIDGE**



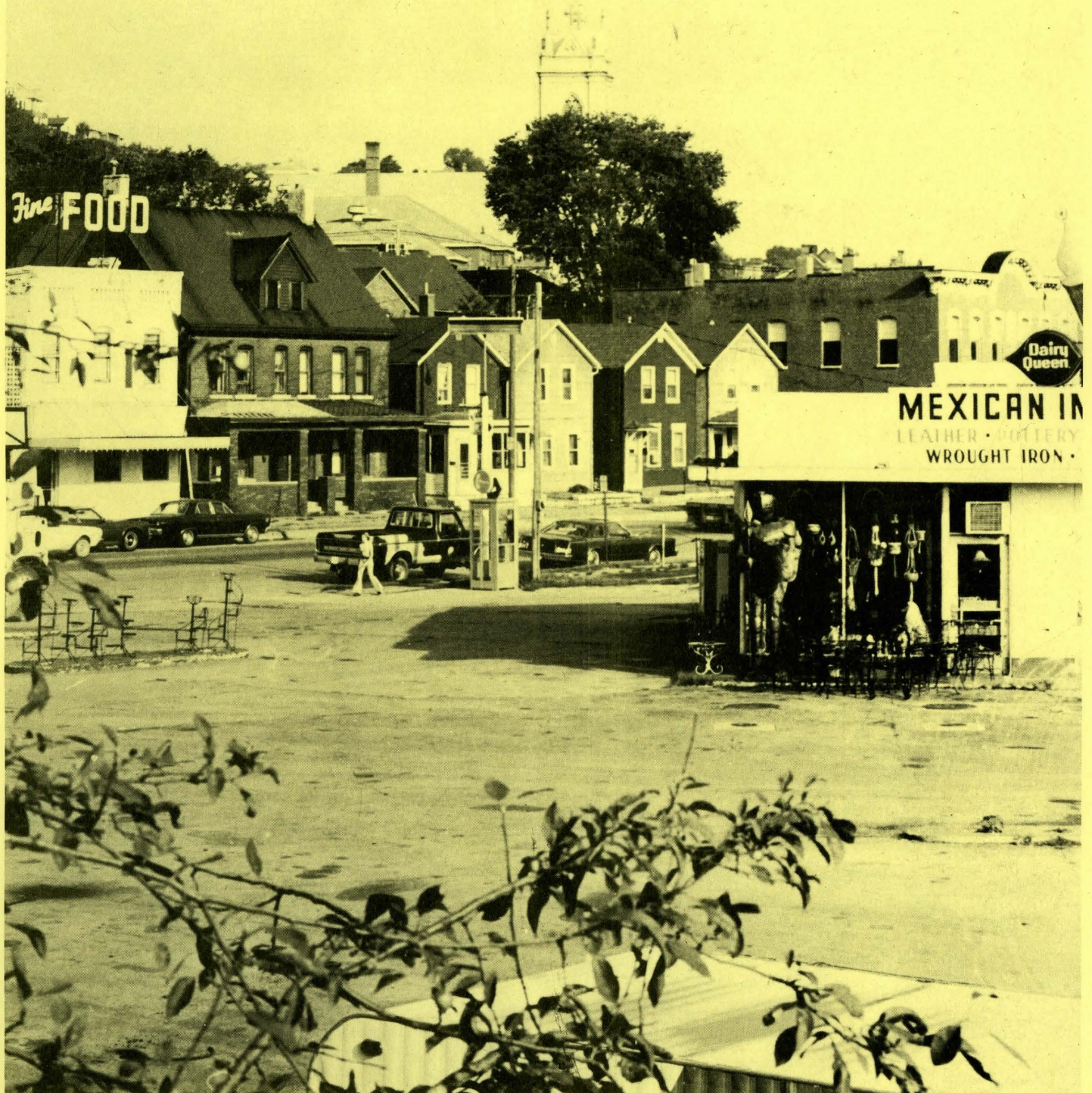
**SOUTH SIDE OF DODGE STREET LOOKING WEST FROM BLUFF STREET**



# SURVEY TRACT

# 4

BLUFF, JONES & LOCUST STREETS  
(DUBLIN DISTRICT)





## 4.1 GENERAL INFORMATION

### TRACT DESCRIPTION

Survey Tract No. 4 encompasses the area generally bounded by Dodge Street on the south; Harrison Street, from Dodge to Jones Street, and Locust Street, from Jones to First Street, on the east; First Street on the north and bluffs on the west. These tract boundaries are shown in Figure 4.1, and have been selected as they demarcate the heart of an area which historically has been identified with Dubuque's Irish population, and which even today is spoken of as "Dublin" by the city's older residents.

Although this tract only consists of three and one-half square blocks of land, it is transversed by two of the city's most heavily traveled streets, Locust Street (northbound U.S. Highway 151-61) and Bluff Street (southbound U.S. Highway 151-61). Its southern boundary, Dodge Street, constitutes a third major traffic artery, U.S. Highway 20, which carries traffic across the Mississippi River on the Julien Dubuque Bridge to East Dubuque, Illinois. Another feature of the street pattern of this tract is that First Street marks a point of inflection for north-south traffic. This last feature of the area's street pattern dates from the original platting of the city in 1838, and it was born of geographic necessity which demanded accommodation for the bluffs to the west and the Mississippi River on the east, which in earlier days came as far inland as present day South Locust Street. On the other hand, the status of Dodge, Locust and Bluff Streets as major highway links dates only from 1943 when the Julien Dubuque Bridge was constructed to replace the then highway bridge on Fourth Street.

Despite the functional similarity of Bluff and Locust Streets the character of abutting land uses and buildings varies considerably. Locust Street is primarily bordered by automobile oriented commercial establishments, which have been built since the end of World War II. Except for the west side of Locust from Dodge Street to Jones Street almost one-half of the land abutting the street is reserved for parking. Bluff Street, on the other hand, has maintained its historic residential character with twelve of the twenty buildings along the two blocks from Dodge to First Street dating from 1880 or earlier. Jones Street, between Locust and Bluff Streets, is also residential in character, but most of its dwellings date from about 1920. A third residential street within the tract is Bissell Lane, which is located midway between and runs parallel to Bluff and Locust Streets. This street, which is really an alley, had a dozen houses along it in 1891, but currently only three remain.

Most of the pre-1900 buildings in the tract are two-stories in height with gable roofs. On Bluff Street twelve of the buildings are constructed of red brick supported on limestone foundations. The curbing along Bluff Street is also stone. On Jones Street the two pre-1900 dwellings (RESOURCE SITE NOS. 4.17 and 4.21) are also of two-story brick construction; while of the seven other houses, one (RESOURCE SITE NO. 4.15) is a two-story concrete artificial stone structure and the six others are one-and-one-half-story bungalows - one brick (RESOURCE SITE NO. 4.37), one frame (RESOURCE SITE NO. 4.16), one tile (RESOURCE SITE NO. 4.41) and three concrete artificial stone (RESOURCE SITE NOS.



4.38, 4.39, and 4.40). The three alley houses on Bissell Lane (RESOURCE SITE NOS. 4.18, 4.19 and 4.20) are two-story frame structures which have been sided with asphalt and composition shingles. And on Locust Street the new buildings are primarily one-story concrete block structures, while the pre-1900 buildings, which constitute most of the west side of the street from Dodge to Jones, are very similar to buildings located on Bluff Street, Jones Street and Bissell Lane.

Altogether, fifty-two buildings have been surveyed and evaluated with respect to their individual historical and architectural significance. The locations of these buildings are shown in Figure 4.2. All of these buildings have also been evaluated within a district context and as components of architectural groupings, when appropriate.

## **TRACT HISTORY**

As stated above, Survey Tract No. 4 has been historically associated closely with Dubuque's Irish population, thus the designation "Dublin". A reminder of the strong ethnic heritage of the area is found in the ornamental shamrock motif of the Halpin Building (RESOURCE SITE NO. 4.22), located on the southwest corner of Locust and Jones Streets. Along with its ethnic association this area was also viewed locally as a lower class residential area. And in the opinion of some it was a slum, providing a haven for the vices and ruffians which the more respectable sections of the city shunned.

Describing how the area looked in about 1860, one life long Dubuque resident wrote, "...to the end of Dublin, ...S. Locust, was all built up, but in 1 and 2 story frame buildings and below 1st St. mostly hovels and shanties. Here lived the Irish population and for years decent people hardly dared to go down that street. From 1st St. for 3 or 4 blocks down the place was all Doggeries and Low Class Boarding Houses."

An 1891 Sanborn map of the area (Figure 4.3) illustrates that not many changes had occurred by that date. The 1891 map further shows that saloon keeping remained the major economic activity along Locust Street.

City directories provide information about the people who resided within the tract at various points in time. Of the 138 individuals listed in the city directory of 1857-1858 as living within Tract No. 4, and who had occupations specified, 83 were classified simply as laborers. The next largest occupational group was saloon keeper with twelve individuals reporting this occupation. Only 26 individuals from this district reported their occupation as being that of a skilled craftsman, such as a carpenter, stone cutter, blacksmith, etc.

An 1880 city directory shows that during the intervening twenty years the economic character of the area changed little. The 38 unskilled laborers still comprised the major occupational classifications of those residing in Survey Tract No. 4. This can be compared with 20 in the skilled crafts, seven professionals (3 teachers, 3 policemen and 1 engineer) and five merchants. Today the area still maintains this working class character.





HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 4

FIGURE 4.1







A further historical feature of the tract is the two industrial facilities which were located within its limits during the latter part of the nineteenth- and early part of the twentieth-centuries. One of these was the Key City Gas Company. This company, which was founded in 1854, manufactured gas from coal for use in lighting streets and homes in the city. The original gas works was located on the northwest corner of Dodge and Locust Streets, and in 1868 new facilities were built one-half block to the west. These facilities, along with the remainder of Survey Tract No. 4, are shown in an 1871 photograph of Dubuque taken from about the same angle as Figure 4.1 (see Figure 4.4). Presently, an Amoco Service Station occupies the site of the gas works, although the company's office and warehouse (RESOURCE SITE NO. 4.8) still remain.

The other industrial facility was the Chamberlain Plow Company, which was the predecessor of the Norwegian Plow Company (see RESOURCE SITE NO. 5.11). This complex was located on the northwest corner of Locust and Jones Streets and consisted of a four-story brick warehouse and office building and a one-story brick factory building. Around the turn-of-the century the factory building was taken over by the John Ernsdorff Iron Company and the four-story warehouse by the Beatrice Creamery Company. Around 1915 both buildings were demolished and replaced by four one-and-one-half story bungalows.

Today, the tract remains much as it was in 1891 along Bluff Street. However, along Locust only the half block between Dodge and Jones Streets on the west side of the street remains relatively intact historically.

Source: C. C. Childs, *The History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

Josiah Consett, *Recollections of People and Events: Dubuque, Iowa, 1846-1890* (unpublished manuscript, Carnegie-Stout Public Library, Dubuque, Iowa)

*Descriptive Survey of Dubuque*, (Dubuque: Chamber of Commerce, 1911)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



**28**  
DUBUQUE IA.

*This Sheet in "Original Town."*

SEE SHEET N° 27

EMMETT

N° 27.  
ST.

ST.

BLUFF

LOCUST

JONES

HARRISON

W. MAIN

FIGURE 4.3

SANBORN INSURANCE MAP OF DUBUQUE, IOWA 1891





DUBUQUE IN 1871

**FIGURE 4.4** | **VIEW OF DUBUQUE LOOKING NORTH ALONG BLUFF STREET FROM DODGE STREET**



## 4.2 RESOURCE SITES INVENTORY

### SUMMARY OF FINDINGS

Survey Tract No. 4 includes 52 resource sites. Forty-one of these resource sites are residential buildings - single-family houses, double houses and row houses. Of the remaining eleven, one is the Franklin Elementary School, now used only for storage, another is a welding shop and the other nine house a variety of commercial establishments.

Five of these 52 resource sites probably qualify on an individual basis for the *National Register of Historic Places*. One of these five, the old Halpin grocery and tavern building (RESOURCE SITE NO. 4.22), is both historically and architecturally significant. The four others (RESOURCE SITE NOS. 4.4, 4.14, 4.17 and 4.30), would qualify for the National Register primarily because of their architectural quality. Also, probably eligible for the National Register is the block face of houses which comprise the east side of Bluff Street from Jones Street to First Street. This particular block face has remained intact since before 1884.

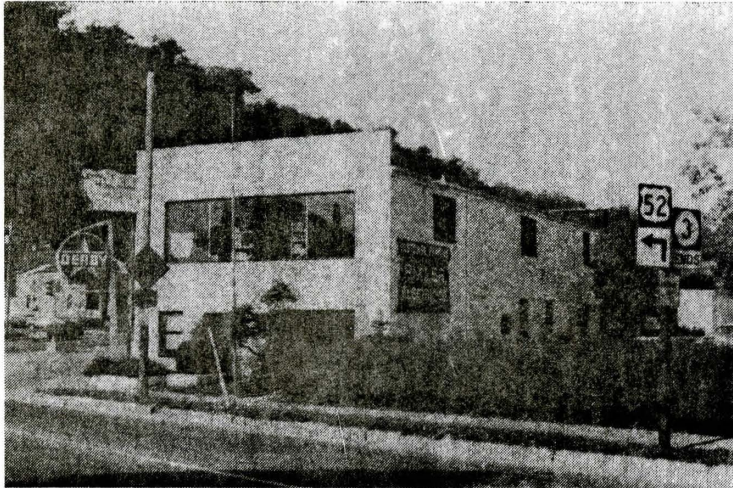
Of the remaining buildings located in the survey tract, most of those located on Bluff and Jones Streets possess some degree of historical or architectural significance, and taken as a group, or as part of a district, may also be eligible for the National Register. The integrity of most of these buildings on Bluff and Jones Streets is very high and only one intrusion (RESOURCE SITE NO. 4.13) mars the overall historical integrity of the area. The Bluff Street portion of this tract gains further importance due to its continuity with other historic areas located to the north, which include St. Raphael's Cathedral and the Fourth Street elevator.



#### RESOURCE SITE NO. 4.1

Pixler Electric (11 Bluff Street)

Sub'n of Lot 1 Pixler Place, Lot 1



#### HISTORY

The building was originally constructed in 1955 and has since been enlarged. This building is located on what was previously City Lot No. 598 of the original "Plat of Dubuque", which was formerly the site of several frame and brick residences. Neither the building nor the site possess any historical significance.

#### ARCHITECTURE

The building is of concrete block construction and possesses no architectural significance.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Source: City Assessment Records, 3-15-1-23 thru 3-15-1-18

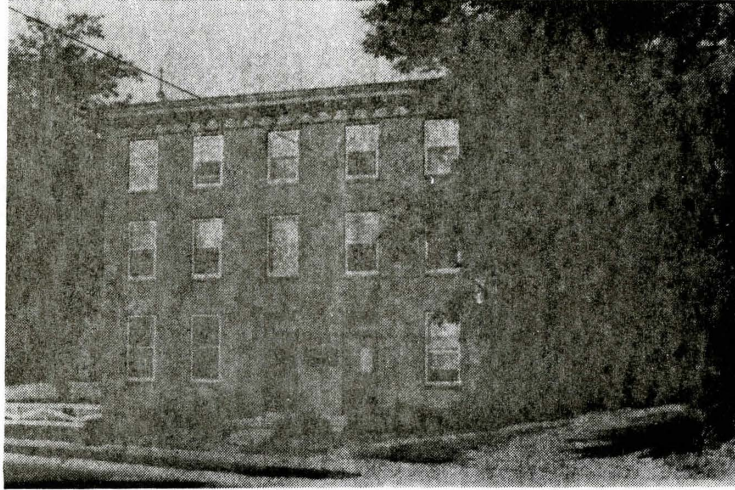
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn - Perris Map Company, 1891)



## RESOURCE SITE NO. 4.2

Double House (27-29 Bluff Street)

Sub'n 2 of City Lot 599, Lot 2; Sub'n of City Lot 599A, Lot 2



## HISTORY

City assessment records estimate the date of construction of this three-story double residence as 1900. However, Sanborn maps indicate that the building existed as early as 1884, while an early Alexander Simplot lithograph depicting Dubuque in the year 1856 shows a building remarkably similar to this building as existing at that date.

Before the street numbering change implemented in 1920, the address of this double residence was 81-85 South Bluff Street. The 1884 Sanborn map shows that at that time the first floor of the south portion of the building served as a grocery and this is confirmed by an 1881 city directory which lists Philip Flynn as having a grocery at 85 South Bluff Street. The 1875-1876 city directory lists Martin O'Connor as having a grocery business at 85 South Bluff Street, and property ownership records indicate that he purchased City Lot 599 in 1851 from John McKenzie for 600 dollars. Therefore, it is highly probable that the building does date from the mid-1850's.

Of those others who have owned this property only John J. Nagle and Bernard J. O'Neill are mentioned in any of the published local histories. These men bought the property from Margaret O'Dea in 1882 for \$6000. Both men were prominent local businessmen and appear to have bought the property as an investment as neither man is listed in any directory as having ever lived at 85 South Bluff Street.

## ARCHITECTURE

The building is a three-story, brick double residence. The south portion of the building



consists of three bays, while the north portion occupies two bays. The most distinctive feature of this otherwise very plain structure is its broad projecting bracketed cornice. The foundation is of local stone and the basement floor is earthen. In plan the building's dimensions are 36 feet wide by 32 feet deep.

This building is the only three-story residential building in the survey tract. Its design composition is also unique to the area. This building is probably one of the three oldest buildings remaining in Survey Tract No. 4.

#### SIGNIFICANCE RATING

Historical: (H1=3) + (H2=5) + (H3=4) = 12  
Architectural: (A1=1) + (A2=4) + (A3=4) = 9  
Combined Rating = 21 (Group 2)

Source: City Assessment Record, 3-15-1-22

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

*History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

City Directories (1865, 1875-76, 1881, 1899-1900)

Land Title Abstract (Abeln Abstract Company)

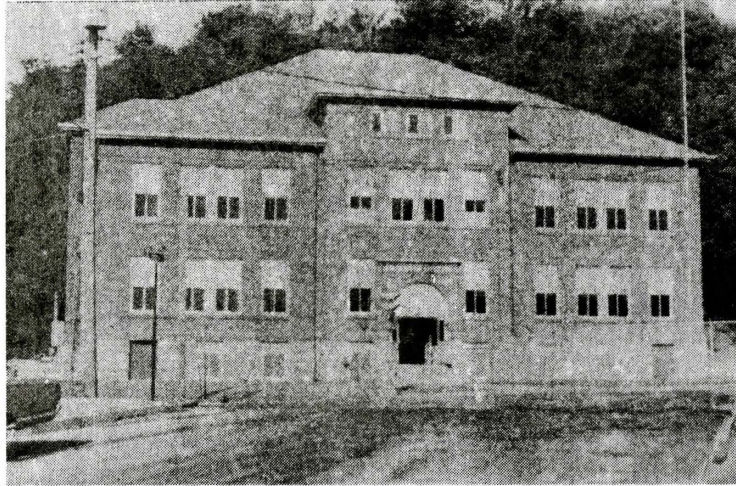


### RESOURCE SITE NO. 4.3

Franklin Elementary School (39 Bluff Street)

Sub'n 2 of City Lot 595, Lots 1 and 2; City Lots 596, 597, and 597A

Sub'n 1 of 2 of City Lot 600, Lot 2; Sub'n 2 of City Lot 600, Lot 2



### HISTORY

The present school buildings is the second school building to occupy the same site. This building was designed by architects Buechner and Oath of St. Paul, Minnesota, who also designed the second Audubon (Fifth Ward) School (non-extant), and erected in 1906. The original Franklin (First Ward) School had been designed by the prominent local architect, John F. Rague, who had also designed the original Audubon and Prescott (Third Ward) Schools. The Prescott School, which is an exact copy of the first Franklin School, is still in existence, although it has been converted into apartments. At the present time Franklin School is used only for storage.

### ARCHITECTURE

Franklin School is a 2 1/2-story building constructed of pressed brick with a native stone foundation. The building is symmetrically organized about the main entrance and corridor and measures 94 feet by 82 feet in plan. The interior finish is of red oak, and when built the building cost \$45,000. This building is very similar to schools found in other parts of the state.



## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=2) + (H3=4) = 7$

Architectural:  $(A1=4) + (A2=1) + (A3=4) = 9$

Combined Rating = 16 (Group 3)

Source: *Dubuque Times Journal*, (May 20, 1906)

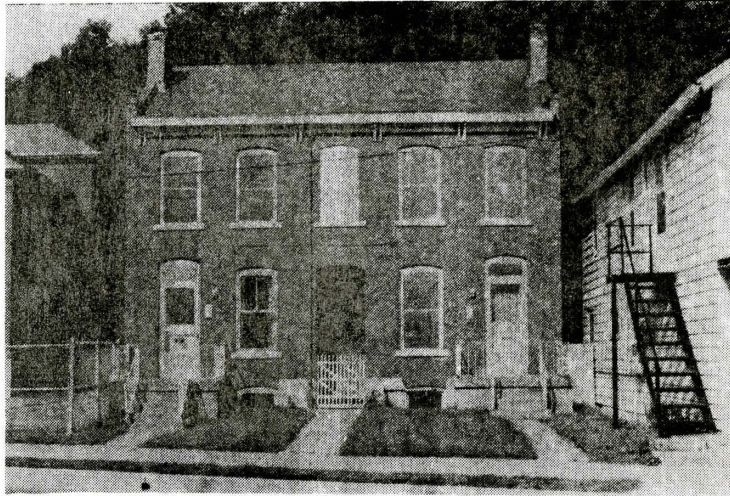
Lawrence J. Sommer, *The Heritage of Dubuque* (East Dubuque: Tel Graphics, 1975)



#### RESOURCE SITE NO. 4.4

Double House (51-53 Bluff Street)

Sub'n 2 of City Lot 595



#### HISTORY

City assessment records list this double residence as having been built in 1876. However, neither newspaper "Annual Building Summaries" nor land title transfer records provide information to confirm this date of construction. Historical data pertaining to this property is very scarce. However, it is known that from 1841 to 1925 the property was owned by various members of a family named Sloan, but no information about any members of this family has been found nor are any of the Sloan's associated with this property listed in any city directories. City directories, though, do provide some information about those who have occupied this building. In 1900, Frank Murphy, a truckman at the Hook and Ladder Company, occupied the southern half of the residence. Frank McCann, who worked for Farley-Loetscher, was listed at this address in both 1911 and 1921. Apparently, this double residence has been a rental property since its construction and has been occupied exclusively by working class families.

#### ARCHITECTURE

The most notable feature of this building is the open passageway which divides the building symmetrically. Other residential structures with this feature are located at 1212 Elm Street and on Central Avenue near Nineteenth Street. The passageway measures 3'-6" in width and separates two identical 14-foot wide by 26-foot deep two-story units. One-story frame additions have been attached to the rear of each side of the double house. Other distinguishing features of this double house are the projecting cornice supported on paired brackets, transoms over the doorways and end wall chimney location.



## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=4) + (H3=5) = 10$

Architectural:  $(A1=5) + (A2=5) + (A3=5) = 15$

Combined Rating = 25 (Group 1)

Source: City Assessment Record, 3-15-1-30

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

City Directories (1880, 1889-1890, 1899-1900, 1911, 1918, 1921-1922)

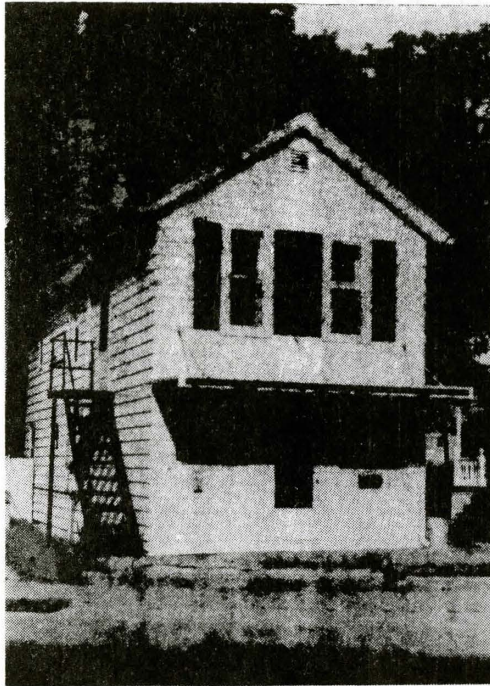
Lawrence J. Sommer, *The Heritage of Dubuque* (East Dubuque: Tel Graphics, 1975)



#### RESOURCE SITE NO. 4.5

2-Family Residence (55 and 55 1/2 Bluff Street)

Sub'n of City Lot 595, Lot 1



#### HISTORY

City assessment records report the construction date of this dwelling as 1856. However, Sanborn maps for 1891 and 1909 refute this early date of construction. The 1891 map shows the building at the location in question as being a one-story brick building, while the 1909 map shows the existing two-story frame building. A random check of city directories failed to produce evidence of any locally prominent individuals as having ever lived in this building.

#### ARCHITECTURE

The building was constructed in at least three stages. Extensive exterior modification precludes further architectural evaluation.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=0) + (H3=0) = 0  
Architectural: (A1=0) + (A2=0) + (A3=0) = 0  
Combined Rating = 0 (Group 4)



Source: City Assessment Record, 3-15-1-31

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn - Perris Map Company, 1891)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

City Directories (1874-75, 1881, 1889-1890, 1899-1900)



#### RESOURCE SITE NO. 4.6

Louis C. Barrett House (61 Bluff Street)  
Sub'n of 2 of City Lot 600, Lot 1



#### HISTORY

City assessment records indicate the construction date for this house as being 1915. No evidence has been discovered that would indicate that any locally prominent individuals have ever resided in this house.

#### ARCHITECTURE

This concrete block residence is one variety of early twentieth century mass produced housing. Several examples of this type of residential construction are found throughout Dubuque, and it is known that the Peer-Amid Cement Stone Company was the local agent for this building system. The similar first and second floor fenestration pattern and use of leaded glass in the central window transoms on both floors adds a feeling of richness not normally found in concrete block houses.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=3) + (H3=3) = 6$   
Architectural:  $(A1=4) + (A2=3) + (H3=4) = 11$   
Combined Rating = 17 (Group 3)

Source: City Assessment Record, 3-15-1-32

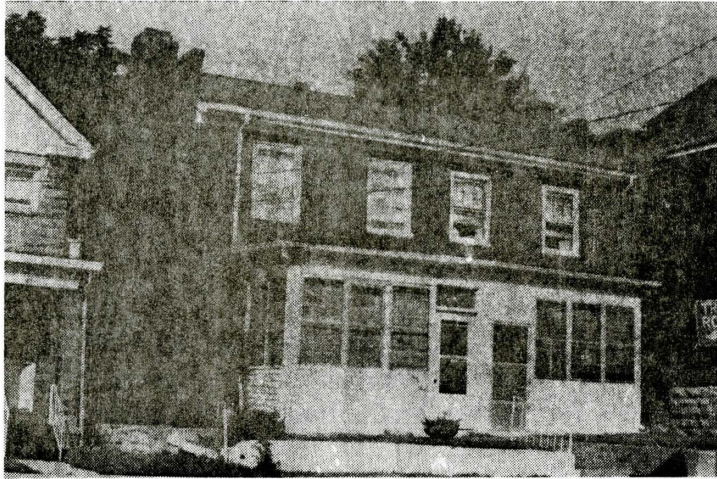
*Portrait and Biographical Record of Dubuque, Jones and Clayton Counties*  
(Chicago: Chapman Publishing Company, 1894)



#### RESOURCE SITE NO. 4.7

Double House (103-105 Bluff Street)

Sub'n 1 of City Lot 600, Lot 1



#### HISTORY

According to the 1884 Sanborn insurance map this double house predates that year, and the ownership history of this property would indicate that the building may date from as early as 1859. In 1859 Michael McGovern sold this property to James Reynolds for 1500 dollars which indicates that a building already existed on the property at that time. From 1860 to about the turn-of-the-century the property was owned by Hugh Cavanaugh, who also occupied the house during that period. City directories for 1870-71 list Hugh Cavanaugh's occupation as teamster, expressman and drayman in those respective years. The 1899-1900 city directory lists Michael P. Kenna, pressman for the *Dubuque Herald* at 103 Bluff and Mrs. C. White is listed as the occupant of 105 Bluff Street. None of those individuals who are known to have resided in this double house appear to be of any local historical significance.

#### ARCHITECTURE

This two-story brick double residence is built on a stone foundation and has an earthen basement floor. The dimensions in plan of each unit are 17 feet wide by 21 feet deep and three frame additions are attached to the rear of the building. Distinctive features of this



double house are the crowstepped parapet walls and six-over-one second story windows. Both of these features, as well as the cornice treatment, make this double house resemble the Thedinga House, located at Fifth and Bluff Streets, which was built sometime during the 1840's. This double house appears to be in fair condition; however, the enclosed front porch is a detracting element.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=4) + (H3=3) = 8$   
Architectural:  $(A1=3) + (A2=4) + (A3=4) = 11$   
Combined Rating = 19 (Group 2)

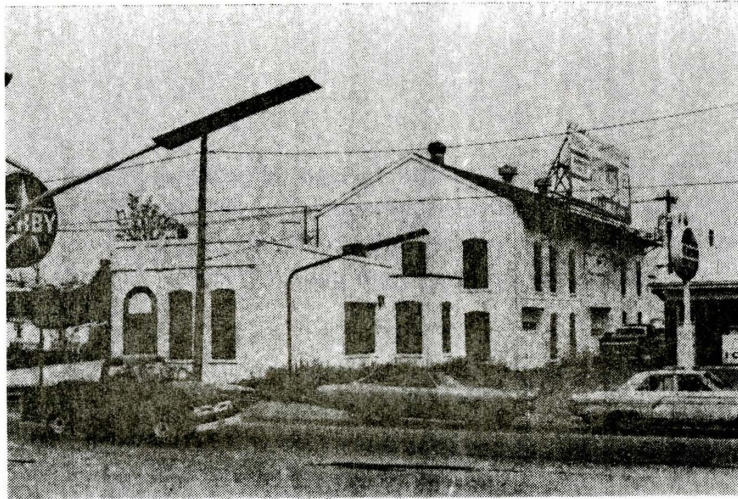
Source: City Assessment Record, 3-15-1-34  
City Directories (1865, 1870-71, 1881, 1889-1890 and 1899-1900)  
*Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1884)  
Lawrence J. Sommer, *The Heritage of Dubuque* (East Dubuque: Tel Graphics, 1975)



#### RESOURCE SITE NO. 4.8

Warehouse (10 Bluff Street)

North 55' City Lot 584; City Lots 585, 585A, 585B and 585C



#### HISTORY

City assessment records estimate the date of construction for this building as 1890. Sanborn maps for 1891 and 1909 indicate that the warehouse was built sometime between those years, while an 1884 Sanborn map shows the front office portion of the building as already existing in that year.

Historically, both portions of the building were built to serve the Key City Gas Company. In August, 1853, the City awarded a gas franchise to Barker and Spellman of Cleveland, and in September, 1854, they incorporated as the Dubuque Gas Light and Coke Company. Construction of the original coal gasification plant, located on the northwest corner of the intersection of Dodge and Locust Streets, was commenced in the fall of 1854 and completed in 1858. In 1868 the company's operations were moved one half block to the west to the northeast corner of Bluff and Dodge Streets. The most prominent individual associated with this enterprise was Julius K. Graves, who became a stockholder in 1859 and subsequently became the company's president. Graves' other local business interests included associations with the Commercial National Bank, M. Mobley and Company and the Dubuque Street Railway Company. He was also instrumental in founding the Chicago, Clinton and Dubuque Railway Company; the Chicago, Dubuque and Minnesota Railway Company and the Iowa Pacific. Furthermore, Julius Graves was responsible for construction of the Fourth Street Elevator.

In 1863 the Key City Gas Company opened a Main Street office for the convenience of their customers and in 1897 a second coal gasification plant was built on Pine Street



between Tenth and Eleventh Streets. The 1909 Sanborn map shows that by that date the Dodge Street plant had been abandoned, although the buildings and gasometer still remained. It is not known when this company went out of business. This warehouse and office building are the only remaining structures from the gas plant. An Amoco service station presently occupies the site of the gasometer.

## ARCHITECTURE

The warehouse portion of the structure is a simple two-story rectangular volume with a low pitched gable roof. The windows are a twelve-over-twelve double hung variety with a double brick segmental arch. The office portion of the building is single story with flat roof. The building foundation is stone and the building has been painted white.

## SIGNIFICANCE RATING

Historical: (H1=4) + (H2=4) + (H3=3) = 11  
Architectural: (A1=2) + (A2=2) + (A3=4) = 8  
Combined Rating = 19 (Group 2)

Source: City Assessment Record, 3-16-6-11

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

*The History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

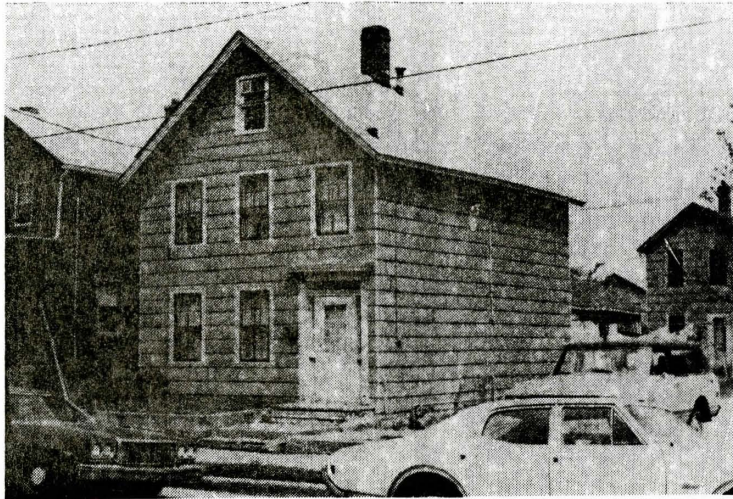
*Dubuque Daily Times* (April 16, 1863)

*Dubuque Telegraph-Herald* (August 6, 1933)



#### RESOURCE SITE NO. 4.9

Louis H. Allen House (18 Bluff Street)  
Sub'n of City Lot 586, Lot 2



#### HISTORY

John Allen purchased City Lot 586 from William Newman for 800 dollars in May, 1866. This sale price would indicate that some sort of building already existed on the property at that date. However, the house in question was probably built in 1870 for the "Building Summary" for that year lists a two-story, 20-foot by 30-foot frame residence as having been constructed by John Allen on Bluff Street. City assessment records show the actual dimensions of the house in question as being 20 feet by 28 feet. The cost of the house at the time of construction was \$1600. This house has remained in the Allen family to the present day. From checking city directories and local histories it does not appear that any members of the Allen family have ever gained local prominence.

#### ARCHITECTURE

The gable-fronted orientation and fenestration of the front facade of this dwelling is very similar to that of other residences in the area, particularly those along the south side of Dodge Street just west of Bluff. The windows in the house are of the six-over-six variety. The architectural detailing of the main entrance is reminiscent of the Greek Revival Style. The foundation of the house is stone.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=3) + (H3=3) = 6$   
Architectural:  $(A1=3) + (A2=4) + (A3=3) = 10$   
Combined Rating = 16 (Group 3)

Sources: City Assessment Record, 3-16-6-9

*Dubuque Daily Times* (December 18, 1870)

Land Title Abstract (Abeln Abstract Company)

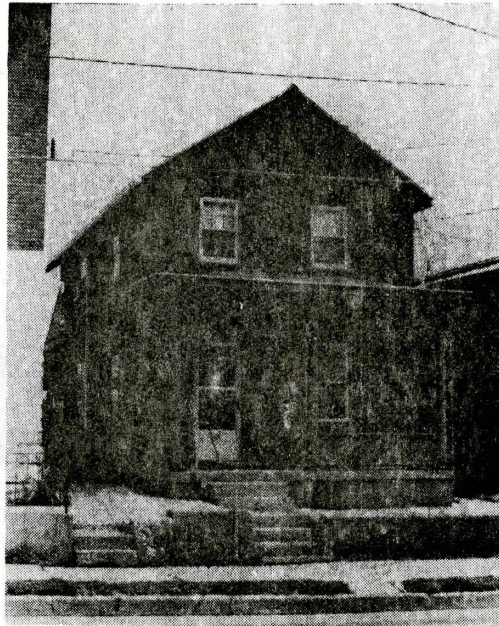
*The History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

City Directories (1870-71, 1881, 1899-1900)



#### RESOURCE SITE NO. 4.10

Charles W. Robertson House (20 Bluff Street)  
South 27' of the West 1/2 of City Lot 587



#### HISTORY

In 1850 James Robison purchased this property from William Dolan for 80 dollars. Twelve years later Robison sold the property for 400 dollars to Margaret Roberts, who owned it until June, 1890. A check of city directories confirms that Margaret Roberts occupied a residence at 104 South Bluff Street (changed to 20 Bluff Street in 1920) during the period from 1875 through 1890. In 1890 she sold the property to Clark D. and Henry E. Williams, the proprietors of Williams Brothers Bottlers, for 1200 dollars. None of these owners and residents of this property and house appear to be of any local historical importance.

#### ARCHITECTURE

This house is a simple gable-fronted two-story frame dwelling which is similar to dwellings located on the south side of Dodge Street just west of Bluff. The windows are six-over-six like those of the Louis H. Allen House (RESOURCE SITE NO. 4.9). The original house dimensions are 16 feet in width by 26 feet in depth. A 1 1/2-story frame addition measuring 14 feet by 12 feet has been added in the rear.

#### SIGNIFICANCE RATING

Historical: (H1=1) + (H2=3) + (H3=3) = 7

Architectural: (A1=1) + (A2=1) + (A3=3) = 5

Combined Rating = 12 (Group 4)

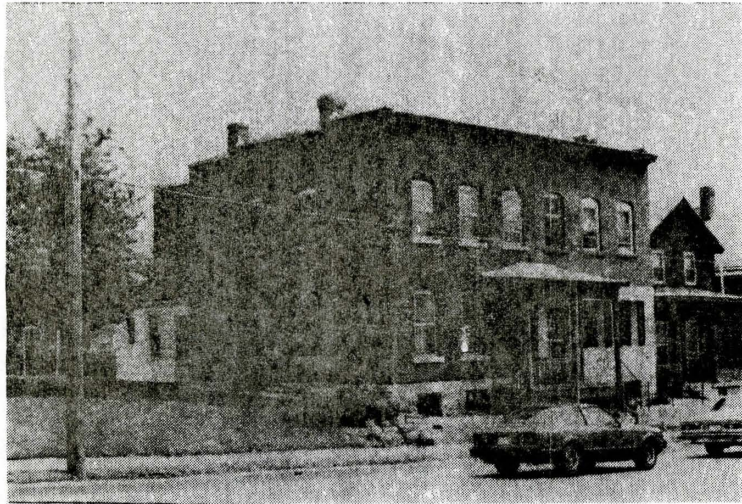
Source: City Assessment Record, 3-16-6-7  
Land Title Abstract (Abeln Abstract Company)  
City Directories (1857-58, 1865, 1870-71, 1874-75 and 1889-1890)



#### RESOURCE SITE NO. 4.11

Double Tenement (22-24 Bluff Street)

Northeast 48' of the West 1/2 of City Lot 587



#### HISTORY

City assessment records indicate 1896 as the date of construction for this building. Before the street numbering change in 1920 the address of this building was 98-100 South Bluff Street. In 1900 Henry E. Williams, of Williams Brothers Bottlers, resided at 98 South Bluff, and P. H. Seippel, salesman for the P. J. Seippel Lumber Company, occupied the other half of the building. Both of these individuals were local businessmen of secondary importance.

#### ARCHITECTURE

In plan each side of the tenement consists of a 19-foot wide by 28-foot deep main space with a 13'-6" by 15-foot "L" attached to the rear. The building is a two-story brick with stone foundation and a flat roof. Ornament on this building is confined to the bracketed cornice and the columns and cornice of the entry porch. This building is very similar to another double tenement located at 27-29 South Locust Street (RESOURCE SITE NO. 4.29). In color, texture and use of materials it harmonizes with other buildings in the area, but it is somewhat out of scale for the neighborhood. The siding on the first story of the south half of the building is also a detracting feature.

#### SIGNIFICANCE RATING

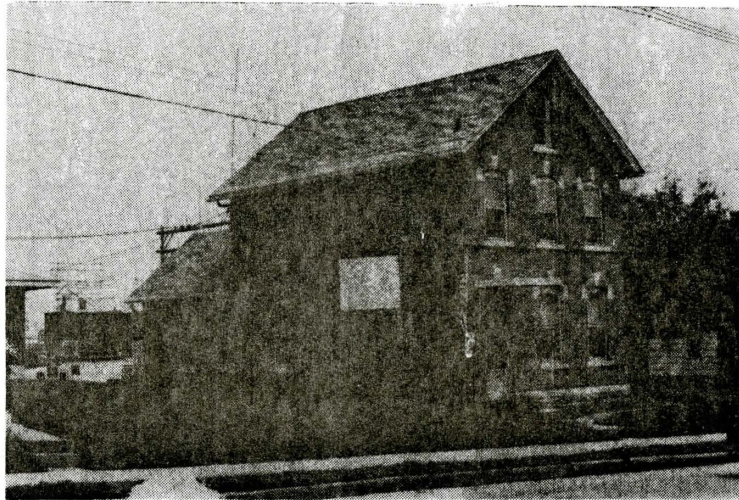
Historical: (H1=2) + (H2=2) + (H3=3) = 7  
Architectural: (A1=1) + (A2=2) + (A3=3) = 6  
Combined Rating = 13 (Group 3)

Source: City Assessment Records, 3-16-6-5 and 3-16-6-6  
City Directory (1899-1900)



#### RESOURCE SITE NO. 4.12

Robert F. Splinter House (30 Bluff Street)  
North 39' of City Lots 588 and 588A



#### HISTORY

According to city assessment records this house was built in 1906. However, this date is refuted by the Sanborn insurance maps for 1884 and 1891 which indicate that the house was constructed sometime between those two dates. At the time the house was built the property was owned by James Robison. Upon his death in 1890 the property was willed to his three children -- John J. Robison, Thomas J. Robison and Mary Ann (Robison) Halpin, wife of P. H. Halpin (see RESOURCE SITE NO. 4.21). John J. Robison was occupying the house in 1900. At that time he was listed as a clerk working for P. H. Halpin.

#### ARCHITECTURE

The shape, size, orientation and organization of the main facade of this dwelling is similar to several other houses located in the immediate vicinity and in other parts of the city. The use of contrasting stone for window sills and as elements of the segmental arch window and door openings adds a distinctive quality to its appearance. Except for the metal hood over the main entry the integrity and design quality of this house is probably the best in the neighborhood.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=4) + (H3=4) = 8$   
Architectural:  $(A1=4) + (A2=4) + (A3=4) = 12$   
Combined Rating = 20 (Group 2)

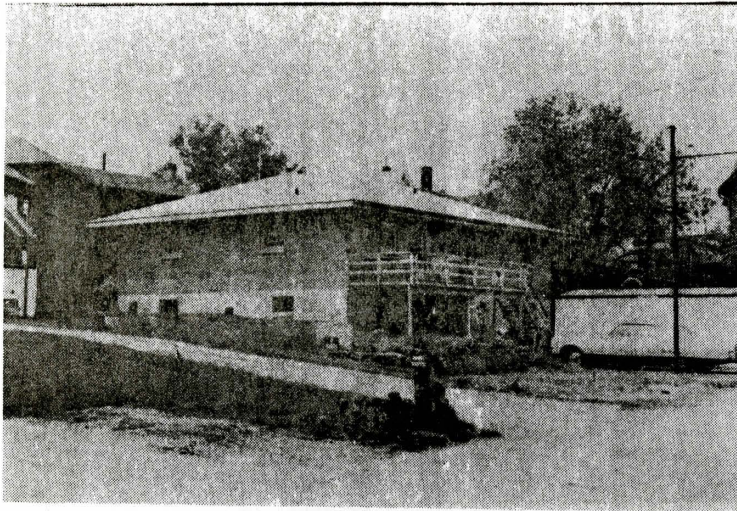
Source: City Assessment Record, 3-16-6-3  
City Directory (1899-1900)  
Land Title Abstract (Abeln Abstract Company)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



### RESOURCE SITE NO. 4.13

House (36 1/2 Bluff Street)

City Lot 589



### HISTORY

This house was built in 1963 and is of no historical significance.

### ARCHITECTURE

The house is a single story, brick ranch style dwelling. The foundation is concrete block. The color of the brick is tan and the roof is hipped. All of these elements sharply contrast with the other buildings in the area. The fact that this house is set back from Bluff Street somewhat lessens its negative visual impact upon the nineteenth century architectural ambience of the surrounding area.

### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

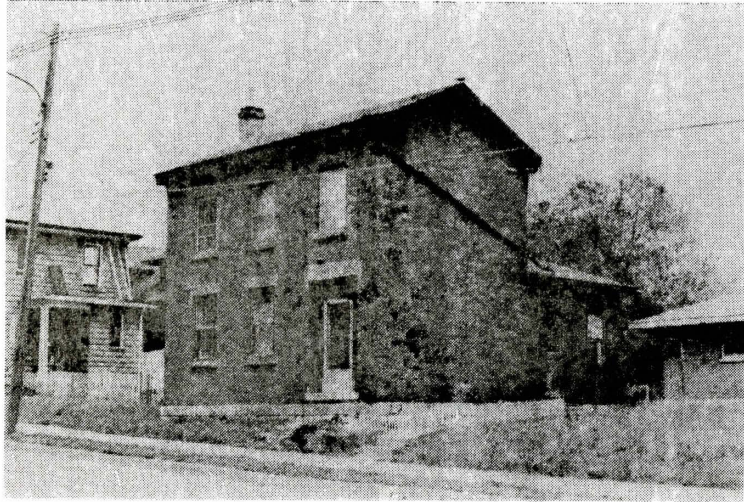
Combined Rating = 0 (Group 4)

Source: City Assessment Record, 3-16-6-2



#### RESOURCE SITE NO. 4.14

Margaret McMahan House (36 Bluff Street)  
City Lot 589A



#### HISTORY

City assessment records give 1900 as the estimated date of construction for this house. However, other sources provide information which indicate a construction date more near 1850. In 1848, Mary Fern sold City Lots 588A and 589A to James Robison for 150 dollars and these two parcels remained in the Robison family well into the 20th century. An 1857 city directory further indicates that James Robison was residing on Bluff Street between Jones and Dodge at that date. Therefore, it is very probable that this house pre-dates 1856.

Regarding the significance of those who have historically resided in this house, only James Robison's daughter, Mary Ann, attained any local prominence, which she owed to her marriage to Patrick H. Halpin (see RESOURCE SITE NO. 4.21). James Robison, himself, was by occupation a teamster.

#### ARCHITECTURE

The side-lights and transom of the main entrance and cornice returns lend this house a strong Greek Revival character. The symmetry of the main facade and the building's overall simplicity add to this feeling. It is very likely that this is the oldest remaining building in the tract probably dating from about 1850. The exterior of the house shows signs of neglect but otherwise appears structurally sound.



## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=5) + (H3=5) = 11$

Architectural:  $(A1=4) + (A2=5) + (A3=4) = 13$

Combined Rating = 24 (Group)

Source: City Assessment Record, 3-16-6-2

Land Title Abstract (Abeln Abstract Company)

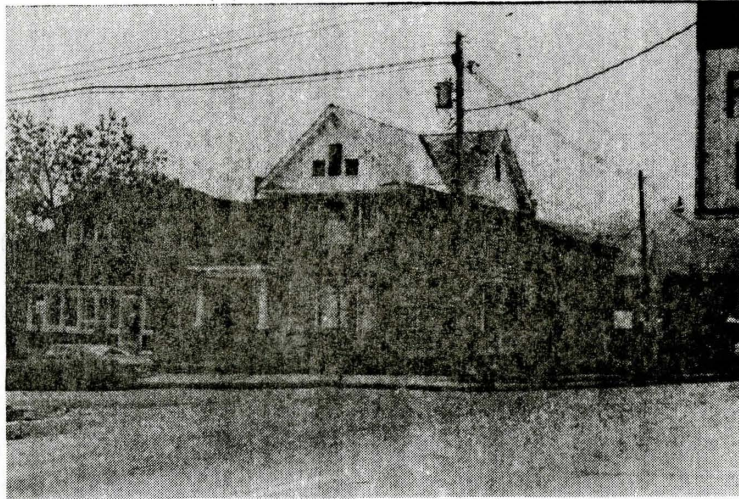
*Adam's Directory of the City of Dubuque* (Dubuque: W. A. Adams, Publisher, 1857-58)

*Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1884)



#### RESOURCE SITE NO. 4.15

Clara E. Beadle House (334 Jones Street)  
W 30' of City Lot 590



#### HISTORY

City assessment records give 1916 as the date of construction for this house. In 1913, Chris Voelker, president of the Peer-Amid Cement Stone Company, sold the property to Mrs. Lena Hillard. She in turn sold to Charles W. Zimpfer, who owned the property from 1920 to 1939. Charles W. Zimpfer was a baggageman for the Illinois Central Railroad when he purchased the house.

#### ARCHITECTURE

This house is one of five concrete block houses located in Survey Tract No. 4, which were constructed by Christopher A. Voelker's Peer-Amid Cement Stone Company. The three section front window arrangement on the first and second floors is similar to that found in RESOURCE SITE NO. 4.6. The most distinctive feature of this house is the architectural detailing of the Jones Street gable, which consists of a modified Palladian window arrangement and fish scale shingle wall sheathing. Architecturally, this house is the least successful of the five concrete block structures found in the survey tract.

#### SIGNIFICANCE RATING

Historical:	$(H1=0) + (H2=3) + (H3=3) = 6$
Architectural:	$(A1=1) + (A2=3) + (A3=4) = 8$
Combined Rating = 14	(Group 3)



Source: City Assessment Record, 3-16-6-1  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1921-1922)



## RESOURCE SITE NO. 4.16

House (330 Jones Street)

E. 45' of the W. 75' of City Lot 590



## HISTORY

City assessment records give 1916 as the date of construction of this house. The first owner of the house was Henry D. Clemens, who in the 1921-1922 city directory was identified as a traveling salesman.

## ARCHITECTURE

The house is a 1 1/2-story bungalow and measures 22 feet wide by 46 feet deep with 22-foot by 7-foot enclosed front porch. The contractor for this house was Christopher A. Voelker. The house is probably a standard design structure marketed throughout the Midwest. This house harmonizes well with the other houses on Jones Street from Locust to Bluff.

## SIGNIFICANCE RATING

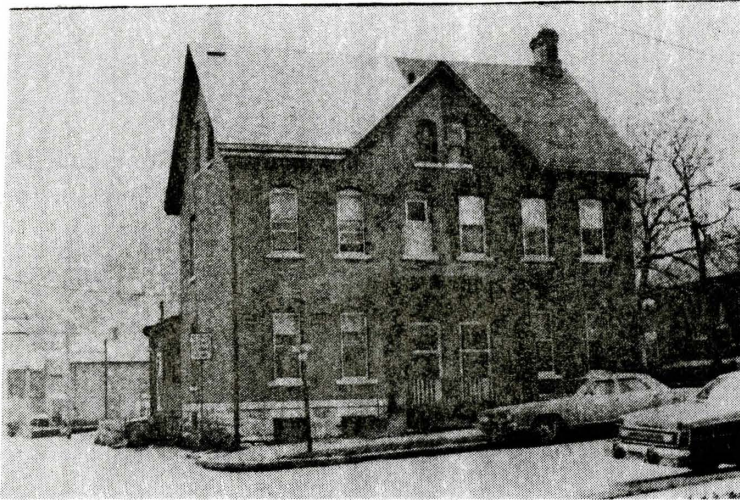
Historical: (H1=0) + (H2=2) + (H3=4) = 6  
Architectural: (A1=3) + (A2=2) + (A3=4) = 9  
Combined Rating = 15 (Group 3)

Source: City Assessment Record  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1921-1922)



#### RESOURCE SITE 4.17

Double House (320-322 Jones Street)  
E. 61'-3" of the E. 76'-3" of City Lot 590



#### HISTORY

City assessment records indicate that this double house was built in 1896. However, Sanborn insurance maps show that it was constructed somewhat earlier, between 1884 and 1891. In 1900 the residents of this double house were Frank O'Connor, who worked for the Chicago Great Western Railroad, and J. W. Roach, an agent for the Railroad News Company. Henry Seiter, who worked for Geisler Brothers' sheet metal business, and William E. Horps, an Illinois Central Railroad employee, were the residents of this double house in 1921. None of these individuals are historically significant.

#### ARCHITECTURE

This building is the most architecturally refined double house found within the survey tract. The plan is T-shaped with each unit measuring 19 feet wide by 44 feet deep. The foundation is of stone as are the watertable and window sills. Decorative brick banding connects brick segmental arch window hoods across the first and second stories of the main facade. This building harmonizes well with other neighborhood buildings and is presently being renovated.



## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=4) = 6$   
Architectural:  $(A1=5) + (A2=4) + (A3=4) = 13$   
Combined Rating = 19 (Group 2)

Source: City Assessment Record

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

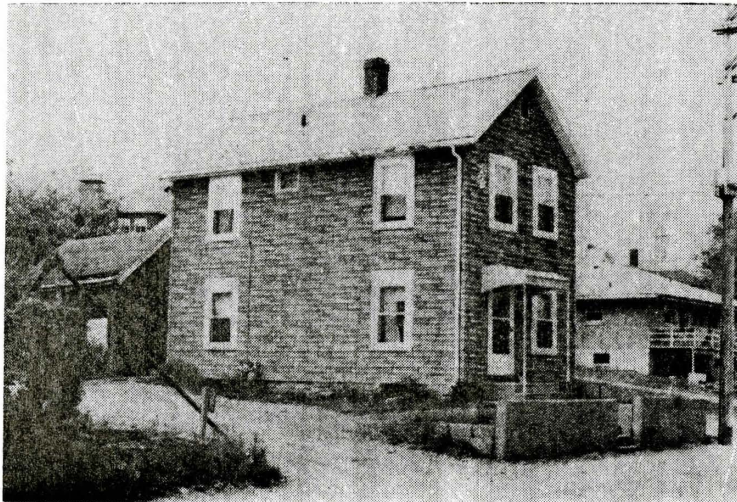
City Directories (1899-1900, 1921-1922)



#### RESOURCE SITE NO. 4.18

House (25 Bissell Lane)

N. 1/2 of the E. 1/2 of City Lot 587



#### HISTORY

City assessment records give an estimated date of construction for this house of 1890. Sanborn maps of 1884 and 1891 support this estimate showing that the house was constructed sometime between those dates. In 1900, James Allen was listed in the city directory as the resident of this house, and Bennett Bard was listed as occupying the house in 1921. Both men were classified occupationally as laborers. In 1884, twelve such alley houses existed on the alley (now Bissell Lane) located between Bluff and Locust Streets and Dodge and Jones Streets. Today, three of these residences remain (see RESOURCE SITE NOS' 4.19 and 4.20).

#### ARCHITECTURE

This 2-story frame residence measures 14 feet wide by 29 feet deep. When this house was built it probably cost from 200 to 400 dollars. In plan this house, as with other houses of this type, consists of two rooms on each floor. The wide window architraves distinguish this residence from the other alley houses in the tract.

#### SIGNIFICANCE RATING

Historical:	$(H1=0) + (H2=4) + (H3=3) = 7$
Architectural:	$(A1=1) + (A2=2) + (A3=3) = 6$
Combined Rating = 13	(Group 3)



Source: City Assessment Record, 3-16-6-8

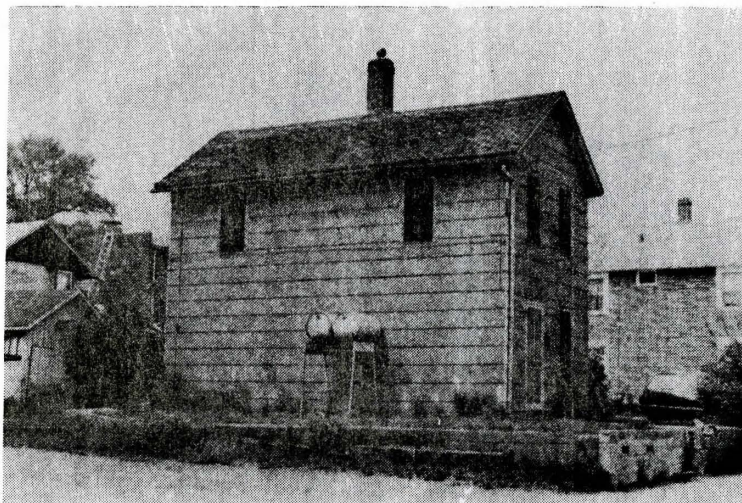
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

City Directories (1899-1900, 1921-1922)



RESOURCE SITE NO. 4.19  
House (19 Bissell Lane)  
Sub'n of City Lot 586, Lot 2



## HISTORY

This house is assumed to have been built in 1870 based on information presented in the "Annual Building Summary" of that year. This house was built by James Allen the same year he built his own home (RESOURCE SITE NO. 4.9). By 1891 Allen had built five similar working class houses on City Lot 586 which he rented to others. In 1900, Philip McCabe, a laborer, resided in this alley house. The other four rental houses on City Lot 586 have been demolished.

## ARCHITECTURE

Although somewhat older, this alley house is very similar to the house at 25 Bissell Lane (RESOURCE SITE NO. 4.18). In plan the house measures 14 feet wide by 26 feet deep. The foundation of the house is stone.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=4) + (H3=3) = 7$   
Architectural:  $(A1=0) + (A2=2) + (A3=2) = 4$   
Combined Rating = 11 (Group 4)

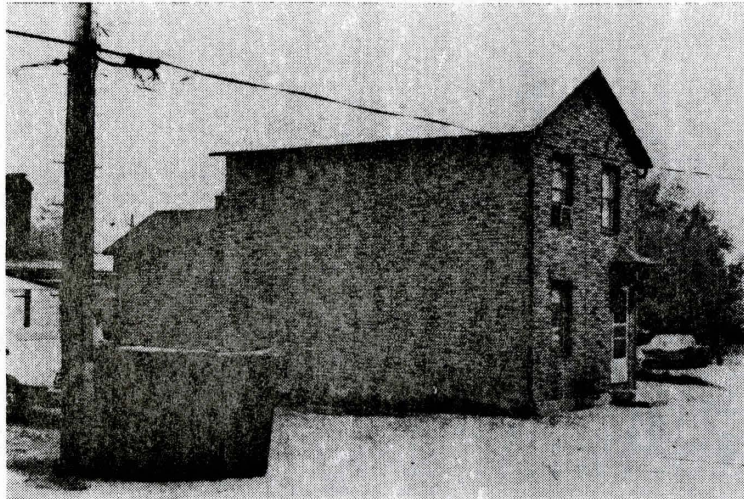
Source: City Assessment Record, 3-16-6-9  
*Dubuque Daily Times* (December 18, 1870)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)  
City Directory (1921-1922)



#### RESOURCE SITE NO. 4.20

House (28 Bissell Lane)

W. 36'-2" of the N 1/2 of City Lot 574



#### HISTORY

This house was built sometime before 1884. In 1900, Bernard J. Duffy, a plasterer, lived in this house. Like the other two alley houses (RESOURCE SITE NOS. 4.18 and 4.19) this house appears to have been rental, working class housing throughout its existence.

#### ARCHITECTURE

The house is a two-story frame measuring 16 feet by 24 feet with a one-story 12-foot by 10-foot addition to the rear. The foundation of the house is stone and the roof covering is metal.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=4) + (H3=3) = 7$

Architectural:  $(A1=0) + (A2=2) + (A3=2) = 4$

Combined Rating = 11 (Group 4)

Source: City Assessment Record, 3-16-6-22

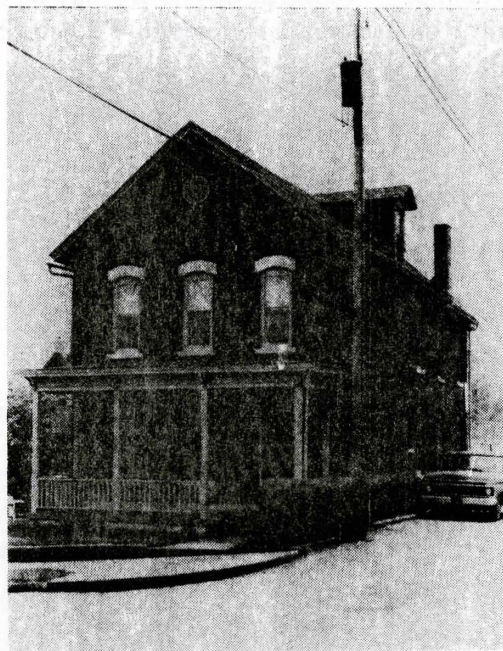
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

City Directory (1899-1900)



#### RESOURCE SITE NO. 4.21

Thomas A. McAndrews House (314 Jones Street)  
W. 39'-3" of City Lot 571



#### HISTORY

The house was built for Patrick H. Halpin in 1879 at a cost of \$2,000. Patrick Halpin came to Dubuque in 1856 with his parents, Michael and Mary (Hehir) Halpin, at the age of six. At the age of fifteen he began his business career as a clerk in the grocery store of P. T. Bronat. Afterward he worked for John Dunn before opening his own grocery in 1868. In 1882 Halpin built a substantial two-story business block located on the southwest corner of Locust and Jones Streets (RESOURCE NO. 4.22), which became a focal point of the "Dublin" district.

In addition to his grocery business, Patrick Halpin served as a Director of the Dubuque County Bank and was a stockholder in the Excelsior Brass Works. In 1890 he was selected Clerk of the District Court. Later he became an important local Democratic politician and ward boss for the predominantly Irish First Ward.

In 1879 Patrick Halpin married Mary A. Robison, daughter of James Robison (see RESOURCE SITE NO. 4.14). Upon Patrick Halpin's death in 1931 the family home was inherited by his son, Sylvester.

#### ARCHITECTURE

The two-story red brick house possesses several features reminiscent of the Greek Revival style, including gable-fronted orientation, symmetrical fenestration and bulls-eye gable window. However, the paired cornice brackets, arched stone lintels and dormer defy this



residence being classified as pure Greek Revival architecture.

In plan the house is L-shaped with the 'L' projecting from the southeast corner of the structure (not shown in photograph). Although this house may be described as vernacular in style, the borrowing of details from academic styles would suggest the influence of either an architect or master craftsman.

#### SIGNIFICANCE RATING

Historical: (H1=4) + (H2=3) + (H3=4) = 11

Architectural: (A1=3) + (A2=4) + (A3=4) = 11

Combined Rating = 22 (Group 2)

Source: *Portrait and Biographical Record of Dubuque, Jones and Clayton Counties*  
(Chicago: Chapman Publishing Co., 1894)

*Dubuque Daily Times* (Nov. 16, 1879)

City Assessment Records



#### RESOURCE SITE NO. 4.22

Hobart Sales and Service/Happy Hour Tavern (53-55 Locust Street)  
E. 97' of City Lot 571



#### HISTORY

The commercial building located on the southwest corner of Locust and Jones Streets was erected in 1882 to house the grocery business of Patrick H. Halpin. Besides being a prosperous businessman, Halpin became an important First Ward and city politician (see RESOURCE SITE NO. 4.21). Since 1882 several grocery and tavern businesses have occupied the first floor of the building, while the second floor has been rented out as apartments.

#### ARCHITECTURE

The two-story brick building measures 43 feet wide by 62 feet deep. The first story is occupied by two businesses while the second story serves as apartments. The most distinctive feature of the building is its cornice. Buildings with similar cornice treatment are located on Central Avenue between Fourth and Fifth Streets (RESOURCE SITE NO. 7.17) and between Fifteenth and Sixteenth Streets. All three buildings were erected during the 1880's and were most likely the work of the same local architect. The shamrock imprints on the first story pilasters and second story name plaque makes this the primary historical edifice of the area of Dubuque once called Dublin. The fact that the building has suffered very little alteration further enhances its importance.



## SIGNIFICANCE RATING

Historical: (H1=5) + (H2=5) + (H3=4) = 14  
Architectural: (A1=4) + (A2=4) + (A3=5) = 13  
Combined Rating = 27 (Group 1)

Source: City Assessment Records

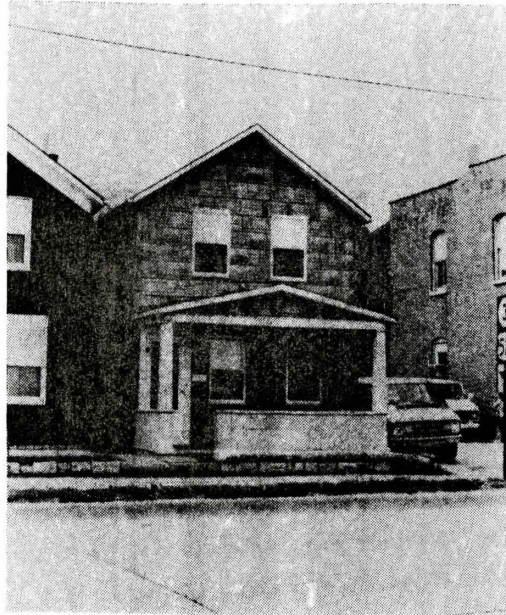
*Portrait and Biographical Record of Dubuque, Jones and Clayton Counties*  
(Chicago: Chapman Publishing Company, 1894)



#### RESOURCE SITE NO. 4.23

House (47 Locust Street)

N. 21' of the N 1/2 of City Lot 572



#### HISTORY

This house is one of a group of four identical working class cottages erected sometime before 1879 (see also RESOURCE SITE NOS. 4.24, 4.25 and 4.26). The "Annual Building Summary" of that year reported that Michael Halpin spent 1000 dollars to improve four houses on South Locust below Jones Street. Michael Halpin purchased the property on which these houses are located for 1500 dollars in 1876 at a sheriff's sale. Possibly, these four houses may date from as early as 1856. In February of that year John Blake purchased City Lot 572 for 500 dollars. Two months later he sold the property to Richard Cox for 2000 dollars, and in May, Richard Cox sold the property for 2500 dollars. This rapid rise in property value may indicate that the houses were constructed at this time. However, since 1856 marked the beginning of the first big building boom in Dubuque inflation and speculation may have accounted for this rise in land value.

Throughout its history this house has served as a residence for working class families. In 1900, the house was occupied by John J. Ryan, a painter, who was also listed as the resident of this house in 1921. Before the street numbering change in 1920, the address of this house was 99 South Locust.

#### ARCHITECTURE

The house is of 2-story frame construction with gable-fronted orientation. The dimension of the house are 16 feet wide by 24 feet deep with a 14-foot by 8-foot frame addition to the



rear. The house foundation is stone. With minor variations this house is identical to the other three houses of the group located between 41 and 47 Locust Street (see also RESOURCE SITES 4.24, 4.25 and 4.26).

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=3) + (H3=3) = 6$

Architectural:  $(A1=1) + (A2=3) + (A3=3) = 7$

Combined Rating = 13 (Group 3)

Sources: City Assessment Record, 3-16-6-30

*Dubuque Daily Times* (November 16, 1879)

Land Title Abstract (Abeln Abstract Company)

City Directories (1899-1900, 1921-1922)



#### RESOURCE SITE NO. 4.24

House (45 Locust Street)

S. 21' of the N 1/2 of City Lot 572



#### HISTORY

Before the street numbering change the address of this house was 103 South Locust. In 1900 the occupant of the house was Frank Hipman, a butcher. This house is one of four similar units built on City Lot 572 sometime before 1880. (For additional history see RESOURCE SITE NOS. 4.23, 4.25 and 4.26)

#### ARCHITECTURE

This house is one of four similar working class cottages located between 41 and 47 Locust Street (see also RESOURCE SITE NOS. 4.23, 4.25 and 4.26).

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=3) + (H3=3) = 6$

Architectural:  $(A1=1) + (A2=3) + (A3=3) = 7$

Combined Rating = 13 (Group 3)

Sources: City Assessment Record, 3-16-6-29

*Dubuque Daily Times* (November 16, 1879)

Land Title Abstract (Abeln Abstract Company)

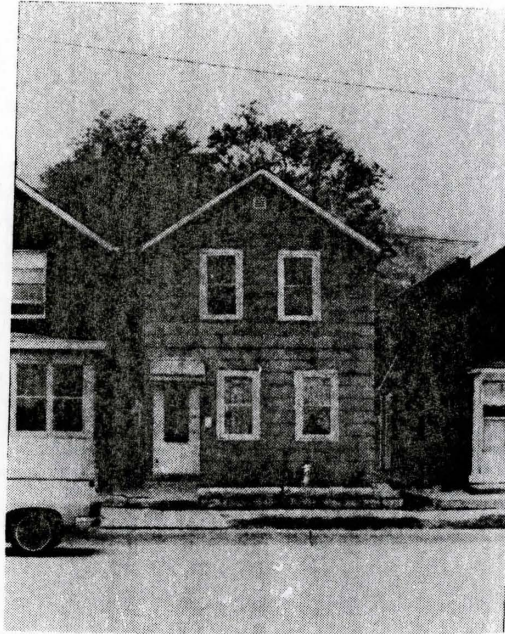
City Directory (1899-1900)



#### RESOURCE SITE NO. 4.25

House (43 Locust Street)

N. 21' of the S 1/2 of City Lot 572



#### HISTORY

Before the street numbering change in 1920, the address of this house was 107 South Locust Street. In 1880 the occupant of this house was Michael Mahony, a junk dealer. The 1899-1900 city directory listed three individuals as residing at 107 South Locust: Theodore Stierman, who worked for B. F. Richardson (shoe manufacturer); James O'Brien, a quarryman; and Edward L. Hall, a switchman. This house is one of four similar units built on City Lot 572 sometime before 1880. (For additional history see RESOURCE SITE NOS. 4.23, 4.24 and 4.26).

#### ARCHITECTURE

This house is one of four similar working class cottages located between 41 and 47 Locust Street (see also RESOURCE SITE NOS. 4.23, 4.24 and 4.26).

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=3) + (H3=3) = 6

Architectural: (A1=1) + (A2=3) + (A3=3) = 7

Combined Rating = 13 (Group 3)

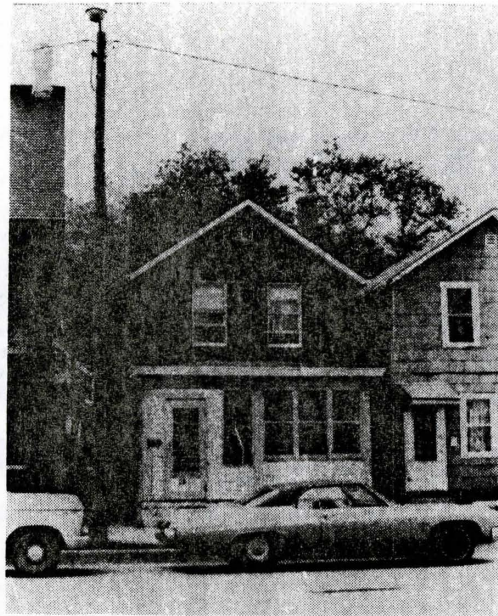
Sources: City Assessment Record, 3-16-6-28  
*Dubuque Daily Times* (November 16, 1879)  
Land Title Abstract (Abeln Abstract Company)  
City Directories (1880, 1899-1900)



#### RESOURCE SITE NO. 4.26

House (41 Locust Street)

S. 21' of the S 1/2 of City Lot 572



#### HISTORY

Before the street numbering change in 1920 the address of this house was 111 South Locust Street. In 1900 the occupant of the house was Frank Seeley, a teamster for Mulgrew and Philips, a wood, coal and brick company. This house is one of four similar units built on City Lot 572 sometime before 1880. (For additional history see RESOURCE SITE NOS. 4.23, 4.24 and 4.25).

#### ARCHITECTURE

This house is one of four similar working class cottages located between 41 and 47 Locust Street (see also RESOURCE SITE NOS. 4.23, 4.24 and 4.25).

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=3) + (H3=3) = 6

Architectural: (A1=1) + (A2=3) + (A3=3) = 7

Combined Rating = 13 (Group 3)

Sources: City Assessment Record, 3-16-6-17

*Dubuque Daily Times* (November 16, 1879)

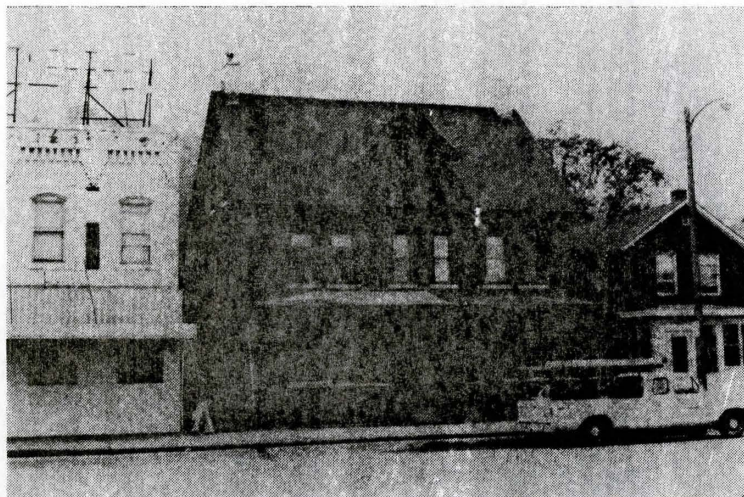
Land Title Abstract (Abeln Abstract Company)

City Directory (1899-1900)



#### RESOURCE SITE NO. 4.27

Double House (37-39 Locust Street)  
N. 40' of City Lot 573



#### HISTORY

City assessment records indicate that this double house was built in 1896. Land title records indicate that the house was built for James Breslin, who upon his death in 1897 willed the property to his son, Hugh, and daughter, Mary. James Breslin had also owned the meat market to the south of the double house (RESOURCE SITE NO. 4.28) where his widow and children continued to live while they obtained rent from the double house. In 1900 the occupants of the double house were Michael Kirk, a stone mason, and Peter R. Martin, a machinist at A. A. Cooper's wagon works. In 1905 the double house was sold to Emma Clemens, wife of Henry D. Clemens (see RESOURCE SITE NO. 4.16).

#### ARCHITECTURE

This 2 1/2-story, T-plan, brick double house consists of two identical mirror image L-shaped units. The exterior dimensions of each unit are 17 feet wide by 44 feet deep. Indicative of late 19th-century Dubuque architecture this building is devoid of ornament. Earlier double houses usually possessed inscribed stone window and door hoods. Distinctive features of this building are the central dormer, full front single story veranda, and the paired, symmetrical fenestration of the main facade.



## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=4) = 6  
Architectural: (A1=4) + (A2=4) + (A3=4) = 12  
Combined Rating = 18 (Group 3)

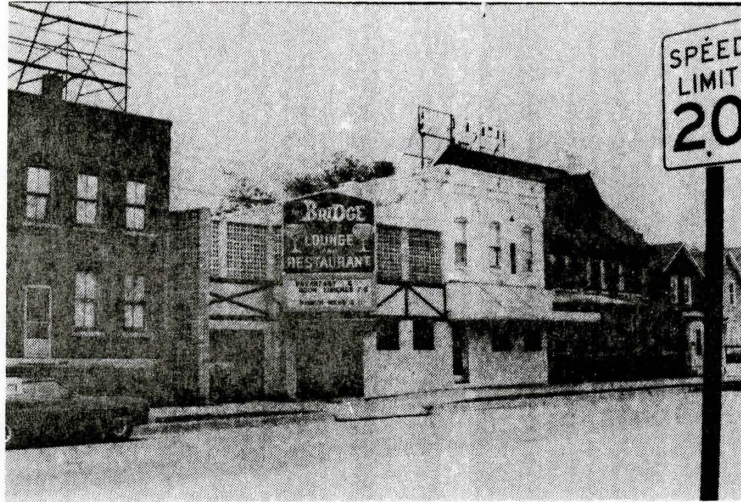
Sources: City Assessment Records, 3-16-6-25 and 3-16-6-16  
Land Title Abstract (Abeln Abstract Company)  
City Directory (1899-1900)



#### RESOURCE SITE NO. 4.28

Bridge Lounge and Restaurant (31-35 Locust Street)

S. 26' of City Lot 573 and City Lot 574A



#### HISTORY

The restaurant portion of the establishment is located in what the 1884 Sanborn Map shows was a saloon with apartments on the second floor. In 1891 the building served as a meat market with the James Breslin family residing on the second floor (see RESOURCE SITE NO. 4.27). After Breslin's death in 1897, the meat market was taken over by J. Beacon while the Breslin family continued to live on the second floor. The southern portion of the present business was built in 1954.

#### ARCHITECTURE

The southern, one-story portion of this establishment is of concrete block construction and is of no architectural importance. The northern, two-story portion is of brick construction with a stone foundation. This building dates from about 1880 and is rectangular in shape measuring 22 feet wide by 42 feet deep. Two concrete block additions have been attached to this older building and the front of the first story has been altered to provide continuity with the new building to the south. The second story facade, though, has remained unaltered. The only distinctive feature of this building is the corbelled brick cornice.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=2) + (H3=1) = 4$   
Architectural:  $(A1=1) + (A2=1) + (A3=1) = 3$   
Combined Rating = 7 (Group 4)



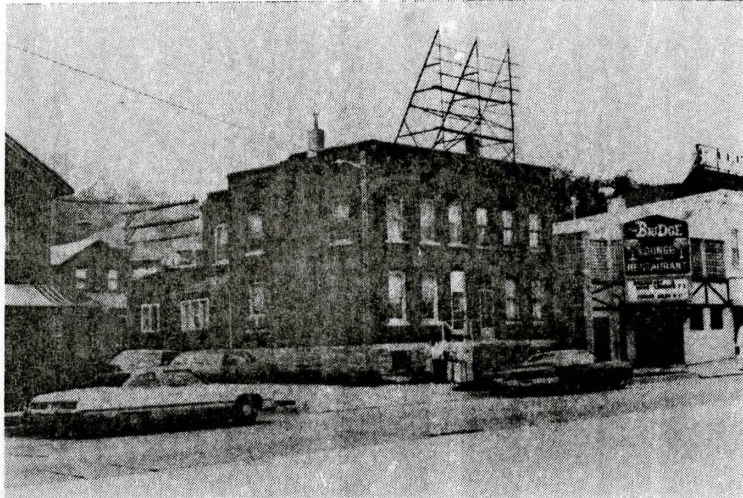
Sources: City Assessment Records, 3-16-6-23 and 3-16-6-24  
City Directories (1880, 1899-1900)  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)



#### RESOURCE SITE NO. 4.29

Double Tenement (27-29 Locust Street)

S 1/2 and E. 100'-1" of the N 1/2 of City Lot 574



#### HISTORY

This double tenement was built sometime between 1884 and 1891. Before the street numbering change in 1920 the address of this building was 135-137 South Locust Street. From 1880 to 1914 this property was owned by Michael Halpin, who had a grocery store at 157 South Locust Street (non-extant) and lived at 167 South Locust Street (non-extant). Michael Halpin also owned the four working class cottages between 41 and 47 South Locust Street (RESOURCE SITE NO. 4.23 thru 4.26). In 1900, John S. Murphy, editor of the *Dubuque Telegraph*, resided in the north half of this building. Murphy became well known statewide as a political figure, although he never held any elective office. He was also a close associate of William Jennings Bryan. By 1911 he had moved to 394 Bluff Street.

#### ARCHITECTURE

In plan each side of the tenement consists of an 18-foot wide by 26-foot deep main space with 12-foot by 12-foot 'L's' attached to the rear of each unit. Two one-story frame additions have also been attached to the rear of the southern half of the building. This building is very similar to another double tenement located at 22-24 Bluff Street (RESOURCE SITE 4.11). The integrity of the building is good, excepting the loss of the one-story veranda which had extended across the front of the building.

## SIGNIFICANCE RATING

Historical: (H1=4) + (H2=2) + (H3=4) = 10

Architectural: (A1=1) + (A2=2) + (A3=4) = 7

Combined Rating = 17 (Group 3)

Sources: City Assessment Records, 3-16-6-20 and 3-16-6-21

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

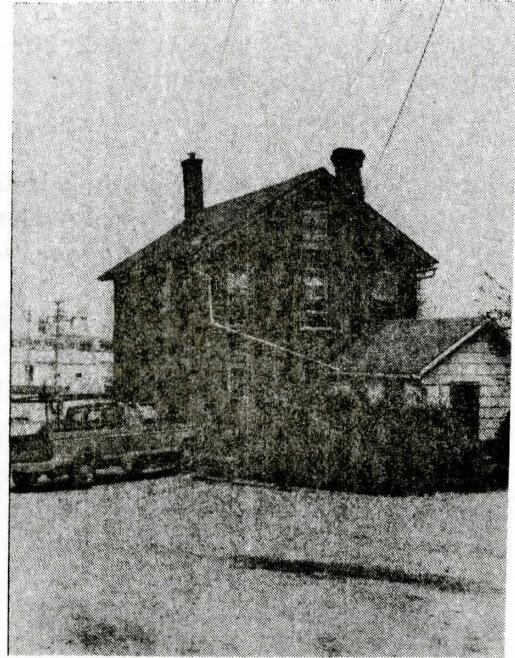
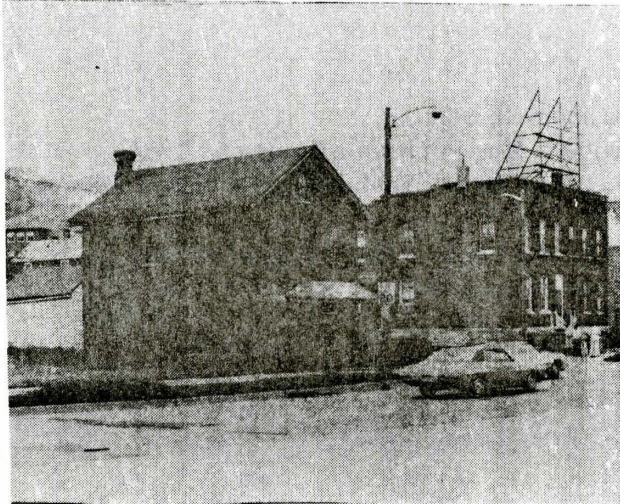
Franklin T. Oldt and P. J. Quigley, eds., *History of Dubuque County, Iowa*  
(Chicago: Goodspeed Historical Association, 1911)

City Directory (1889-1890, 1899-1900)



#### RESOURCE SITE NO. 4.30

Julie E. O'Brien House (19 Locust Street)  
Sub'n 2 of City Lot 575, Lot 1



#### HISTORY

City assessment records give 1856 as the date of construction for this house. At that time Catherine Edwards owned the property. In 1865, Catherine Edwards leased the property to Michael Ahern, who in 1873 purchased the property. Michael Ahern worked for C. W. Robinson's lumber yard. Three other buildings used to also occupy this site.

#### ARCHITECTURE

Architecturally, the house appears to date more from the 1870's than 1850's. The gable-fronted orientation, symmetrical organization of the front and rear fenestration, and corbelled brick chimney are features which are found in many other residential structures in the area known to have been built during the 1870's. Excepting the front metal awning and disintegration of the south chimney, both the physical and architectural integrity of this house are very good. The overall design quality of the house also is among the best of the survey tract.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=4) + (H3=4) = 9$   
Architectural:  $(A1=5) + (A2=4) + (A3=5) = 14$   
Combined Rating = 23 (Group 2)

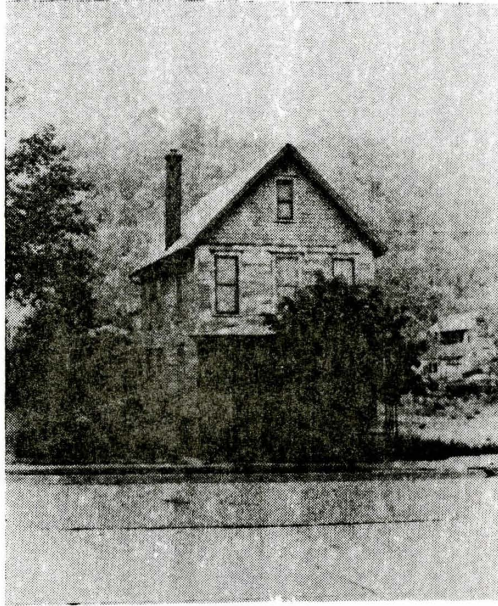
Sources: City Assessment Record, 3-16-6-17  
Land Title Abstract (Abeln Abstract Company)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)  
City Directories (1865, 1870-71, 1889-1890, 1899-1900)



#### RESOURCE SITE NO. 4.31

Nicholas M. Sutton House (9 Locust Street)

City Lot 576A



#### HISTORY

City assessment records give 1916 as the date of construction of this house. The 1921-22 city directory indicates that Nicholas Sutton has owned the property from that date to the present.

#### ARCHITECTURE

Although the facade organization and building orientation is the same as that of houses dating from the 1870's, the frame window architraves with drip head moldings and fish scale gable shingles are architectural details which date from around the turn-of-the century and later. Many houses of this type are found in Survey Tract No. 11, an area developed primarily after 1900.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=1) + (H3=2) = 3$

Architectural:  $(A1=1) + (A2=1) + (A3=2) = 4$

Combined Rating = 7 (Group 4)

Sources: City Assessment Record, 3-16-6-14  
City Directories (1921-1922, 1977)

#### RESOURCE SITE NO. 4.32

Mexican Imports (30 Locust Street)  
West prt. of City Lot 555



#### HISTORY

This business is located in a converted service station. Neither the building nor its past or present occupants are of any historical significance.

#### ARCHITECTURE

The use of procelain enamel wall panels dates the building from the 1950's. This building is of no architectural importance, and in fact, detracts significantly from the historical high density residential building pattern which previously characterized the area.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

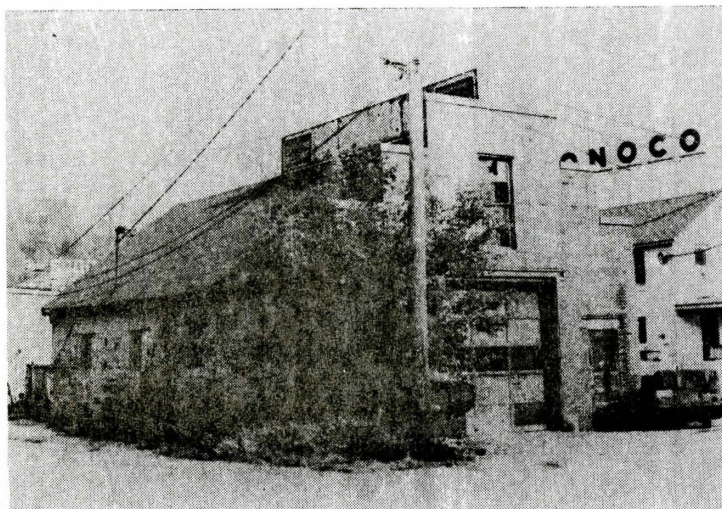
Sources: City Directory (1977)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



#### RESOURCE SITE NO. 4.33

Ed's Welding and Repair Service (27 Harrison Street)  
East prt. of City Lot 555



#### HISTORY

This building is of no historical significance.

#### ARCHITECTURE

This one-story building is of masonry tile construction and appears to date from about 1920. Architecturally, this building detracts significantly from the surrounding environment and is out of character with both Tract No. 4 and Tract No. 5, which abuts to the east.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

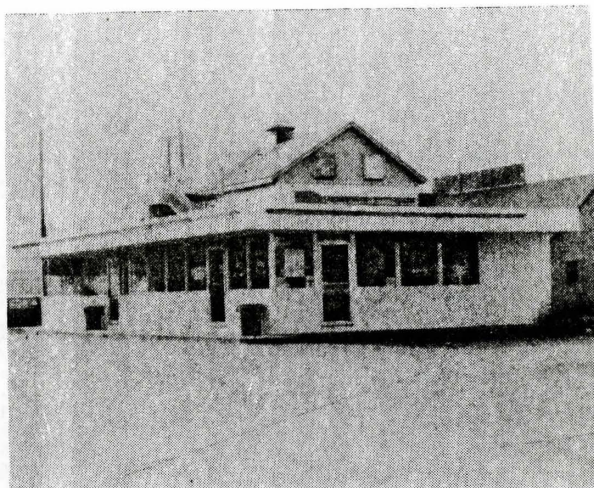
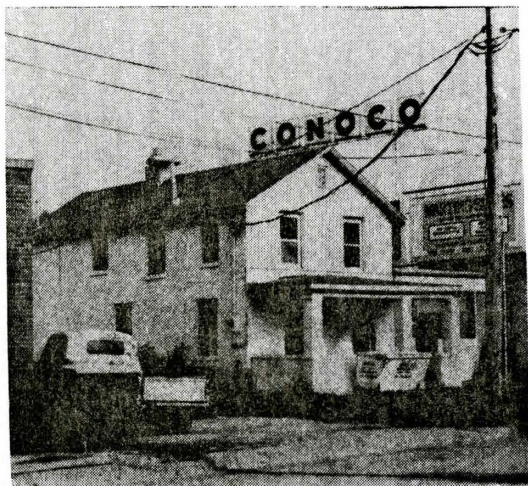
Combined Rating = 0 (Group 4)

Sources: City Directory (1977)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

#### RESOURCE SITE NO. 4.34

Dairy Queen Drive-In (36 Locust Street)  
City Lot 556



#### HISTORY

Attached to the rear of this establishment is a two-story frame residence which dates from sometime after 1909. Neither the store nor house appear to be of any historical significance.

#### ARCHITECTURE

Neither the store nor attached house are of any architectural importance.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Directory (1977)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



#### RESOURCE SITE NO. 4.35

David Kleiner's Auto Body Shop (55 Harrison Street)  
South prt. of City Lot 558



#### HISTORY

This 1950's vintage building is of no historical significance.

#### ARCHITECTURE

The building is a two-story concrete block structure and is of no architectural significance. Like the other buildings on this block, this building and the large amount of paving surrounding it contrast sharply with the dense residential building pattern which characterized the block bounded by Dodge, Harrison, Jones and Locust Streets during the early twentieth-century.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$   
Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$   
Combined Rating = 0 (Group 4)

Sources: City Directory (1977)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

#### RESOURCE SITE NO. 4.36

Dunne Conoco Service Station (54 Locust Street)  
City Lot 559



#### HISTORY

This service station, which appears to date from the 1950's, is of no historical significance.

#### ARCHITECTURE

As with the four other buildings presently occupying the block bounded by Dodge, Harrison, Jones and Locust Streets, this automobile oriented business violates the historical residential character of the neighborhood.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$   
Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$   
Combined Rating = 0 (Group 4)

Sources: City Directory (1977)

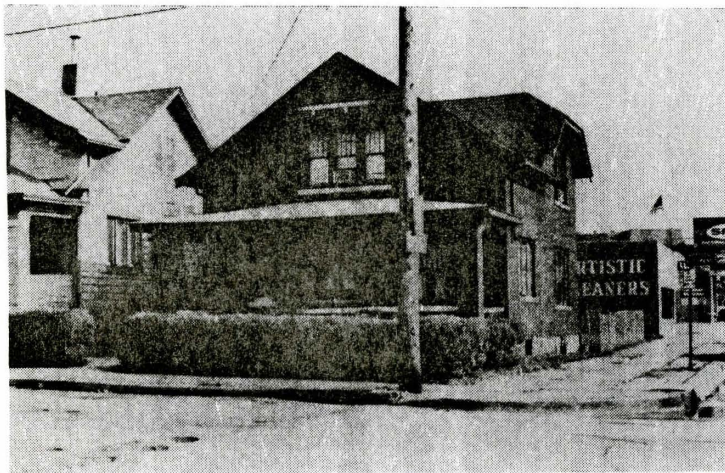
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)



## RESOURCE SITE NO. 4.37

House (301 Jones Street)

Sub'n 2 of City Lot 569, Lot 2 and Sub'n 2 of City Lot 570, Lot 2



## HISTORY

City assessment records state that this house was built in 1920. Land title records indicate that one year previous the property was resubdivided by Voelker Realty Company. Previously, this site had been occupied by the four-story warehouse and office building of the Chamberlain (Norwegian) Plow Company, which moved to new facilities on Main south of Jones Street sometime between 1884 and 1891. The vacated Chamberlain warehouse was later occupied until 1917 by the Beatrice Creamery Company.

## ARCHITECTURE

The house is a 1 3/4-story bungalow. In plan the house measures 26 feet wide by 29 feet deep with a 12-foot by 6-foot rear 'L' and 8-foot deep open porch across the front. The window treatment in this house shows the influence of the Prairie School style.

## SIGNIFICANCE RATING

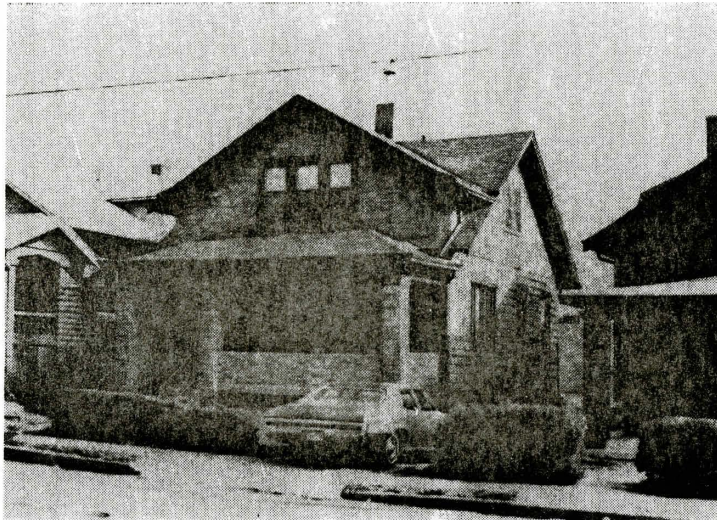
Historical: (H1=0) + (H2=2) + (H3=4) = 6  
Architectural: (A1=3) + (A2=3) + (A3=4) = 10  
Combined Rating = 16 (Group 3)

Sources: City Assessment Record, 3-16-3-12  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)  
City Directories (1881, 1889-1890, 1899-1900, 1913, 1918, 1921-1922)

#### RESOURCE SITE NO. 4.38

Emma C. Thill House (305 Jones Street)

Sub'n of City Lot 569, Lot 1 and Sub'n 2 of City Lot 570



#### HISTORY

City assessment records give 1921 as the construction date for this house. Previously, this site was occupied first by the Chamberlain (Norwegian) Plow Company, and later, the Beatrice Creamery Company. The first occupant of this house was Edward Maher, who worked for the Jackson Vinegar Company.

#### ARCHITECTURE

This house is one of a group of four bungalows located on the north side of Jones Street between Locust and Bissell Lane (see RESOURCE SITE NOS. 4.37, 4.39 and 4.40). All four houses were constructed about 1920 by the Voelker Realty Company, which marketed concrete block house designs through the Peer-Amid Cement Stone Company. This particular concrete block house measures 24 feet wide by 28 feet deep with a 13'-6" by 10-foot rear addition and 7-foot deep open porch across the front. The three panel window grouping in the second story dormer is a feature similar to that of the house at 301 Jones Street (RESOURCE SITE NO. 4.37).

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=4) = 6$

Architectural:  $(A1=2) + (A2=3) + (A3=4) = 9$

Combined Rating = 15 (Group 3)



Sources: City Assessment Record, 3-16-3-11

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

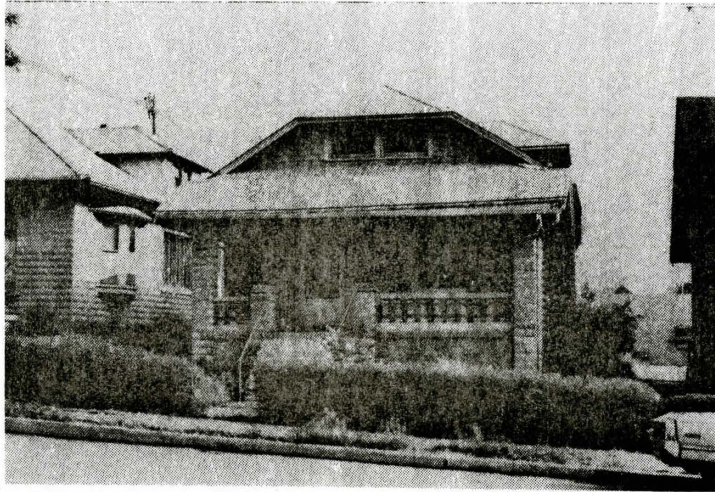
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

City Directories (1881, 1889-1890, 1899, 1900, 1913, 1918, 1921-1922)

#### RESOURCE SITE NO. 4.39

House (309 Jones Street)

Sub'n of City Lot 569, Lot 2 and City Lot 570, Lot 2



#### HISTORY

According to city assessment records this house was built in 1921. Previously, this site was occupied by a one-story factory building, which the Chamberlain (Norwegian) Plow Company occupied until about 1890, and which later served the John Ernsdorff Iron Company. The resident of this house in 1921 was Louis Rotman, owner of the Dubuque Auto Salvage Company, who was still reported as residing at this address in 1977.

#### ARCHITECTURE

This house is one of a group of four bungalows located on the north side of Jones Street between Locust and Bissell Lane (see RESOURCE SITE NOS. 4.37, 4.38 and 4.40). All four houses were constructed about 1920 by the Voelker Realty Company, which marketed concrete block house designs through the Peer-Amid Cement Stone Company. This particular concrete block house measures 22 feet wide by 40 feet deep with a 10-foot by 7-foot rear 'L' and 7-foot deep open porch across the front. Interesting details on this house are the diamond glazing of the two dormer windows and urn shaped balusters supporting the porch railing.

#### SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=2) + (H3=4) = 8$

Architectural:  $(A1=2) + (A2=3) + (A3=4) = 9$

Combined Rating = 17 (Group 3)

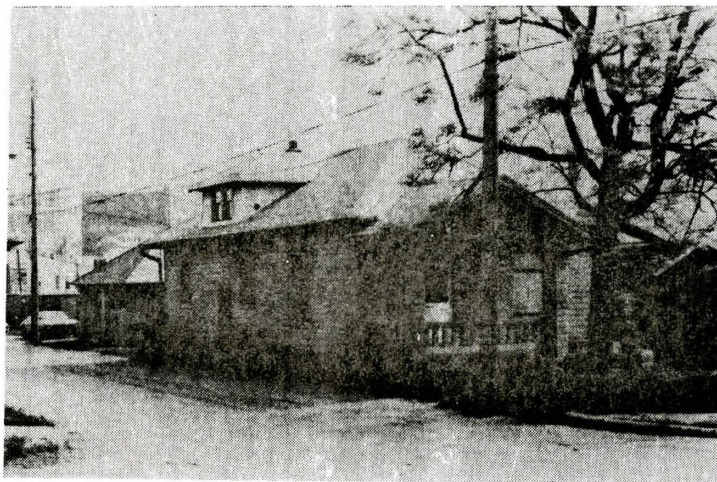


Sources: City Assessment Record, 3-16-3-10  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)  
City Directories (1881, 1889-1890, 1899-1900, 1913, 1918, 1921, 1922)

#### RESOURCE SITE NO. 4.40

Mary E. Pfab House (313 Jones Street)

Sub'n 1 of City Lot 569, Lot 1 and Sub'n 1 of City Lot 570, Lot 1



#### HISTORY

City assessment records estimate the date of construction for this house as 1920. Previously, this site was occupied by a one-story factory building, which the Chamberlain (Norwegian) Plow Company occupied until about 1890, and which later served the John Ernsdorff Iron Company. The resident of this house in 1921 was Guy A. McLaughlin, superintendent of the *Times Journal* newspaper.

#### ARCHITECTURE

This house is one of a group of four bungalows located on the north side of Jones Street between Locust and Bissell Lane (see RESOURCE SITE NOS. 4.37, 4.38 and 4.39). All four houses were constructed about 1920 by the Voelker Realty Company, which marketed concrete block house designs through the Peer-Amid Cement Stone Company. This particular concrete block house measures 24 feet wide by 40 feet deep with a 21-foot by 6-foot deep open front porch.

#### SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=4) = 6

Architectural: (A1=2) + (A2=3) + (A3=4) = 9

Combined Rating = 15 (Group 3)



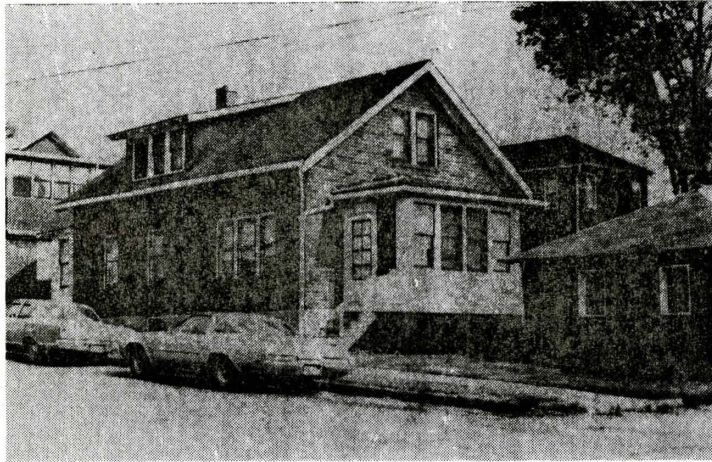
Sources: City Assessment Record, 3-16-3-9

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

City Directories (1881, 1889-1890, 1899-1900, 1913, 1918, 1921-1922)

RESOURCE SITE NO. 4.41  
House (323 Jones Street)  
Sub'n of City Lot 591, Lot 1



## HISTORY

City assessment records report that this house was constructed in 1924. At that time and until 1939 the property was owned by Charles G. Zimpfer, who lived across the street at 334 Jones Street (RESOURCE NO. 4.15). This house appears to be of no historical significance.

## ARCHITECTURE

The house is a bungalow of masonry tile construction. The plan the house measures 24 feet wide by 26 feet in length with frame additions at both the east and west ends. This house is in scale with the remainder of the block, however, its orientation and use of materials is unusual for the area.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=1) + (H3=1) = 2$   
Architectural:  $(A1=1) + (A2=1) + (A3=2) = 4$   
Combined Rating = 6 (Group 4)

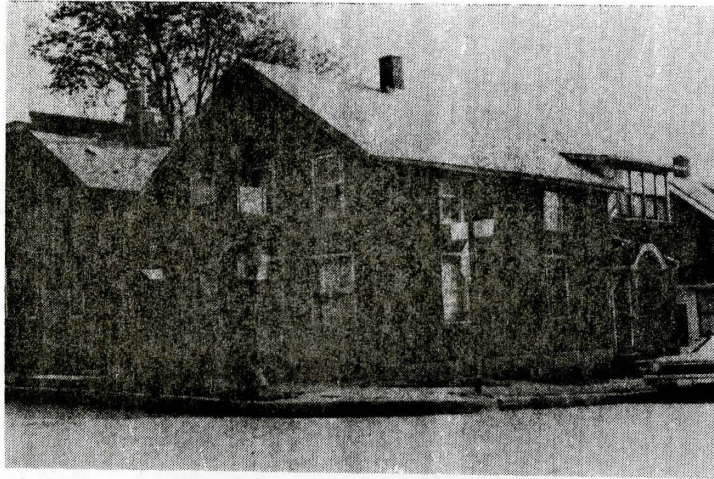
Sources: City Assessment Record, 3-16-3-8A  
Land Title Abstract (Abeln Abstract Company)



#### RESOURCE SITE NO. 4.42

House (44 Bluff Street)

Sub'n of City Lot 591, Lot 2



#### HISTORY

Although city assessment records estimate the construction date of this house as 1890, an 1884 Sanborn insurance map shows the house already existed at that date. Before the street numbering change in 1920 the address of this house was 34 Bluff Street in 1884 and 32 Bluff Street in 1841. The occupants of the house in 1880 were Annie Campbell, Mary Campbell and James Barber, a laborer. Bridget Campbell was the owner of record at that time. Also, both Mary and Annie Campbell were listed as seamstresses, and the 1884 Sanborn map indicated the house served as a dress shop at that time. In 1921, the city directory indicated that Henry Williams had a grocery business in the building at that time.

#### ARCHITECTURE

The building is a simple rectangular 2-story frame structure with enclosed 2-story rear porch. The dimensions of the building are 22 feet wide by 30 feet deep. The porch extends the depth of the house 12 feet. Distinctive features of this house are the round topped gable window and arched hood over the main entrance. The central doorway is also a departure from the norm of the area, which is an asymmetrical door placement.

#### SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=3) + (H3=3) = 8$

Architectural:  $(A1=2) + (A2=2) + (A3=3) = 7$

Combined Rating = 15 (Group 3)

Sources: City Assessment Record, 3-16-3-8  
*Dubuque, Iowa* (New York; The Sanborn Map Publishing Company, 1884)  
City Directories (1880, 1921-1922)



#### RESOURCE SITE NO. 4.43

Lucille G. Hahn House (48 Bluff Street)  
S. 22'-6" of City Lot 592



#### HISTORY

An 1884 Sanborn insurance map shows this house was built sometime before that date. In 1870, William Burke sold the south 22'-6" of City Lot 592 to Bridget Campbell. The subdivision of the lot in this manner suggests that the house probably already existed at that time. In 1921 the occupants of this house were Mrs. Charlotte Harry and Fred G. Becker, a carver for the Schulte Cut Stone Company. James J. McFarland, a truckman for the Hook and Ladder Company, was renting the house at the turn-of-the-century, and P. J. Duggan resided there in 1880. None of the known occupants of this house appear to be of any historical significance.

#### ARCHITECTURE

The house is a plain, 1 3/4-story, rectangular, brick structure built on a stone foundation. The house measures 18 feet wide by 26 feet deep with a 17-foot by 12-foot one-story frame addition in the rear and enclosed frame porch in front. The use of soldier arches to span window openings is an unusual feature. Most other brick houses in the area employ either stone or rowlock window arches to span door and window openings.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=2) + (H3=4) = 7$   
Architectural:  $(A1=1) + (A2=3) + (A3=3) = 7$   
Combined Rating = 14 (Group 3)

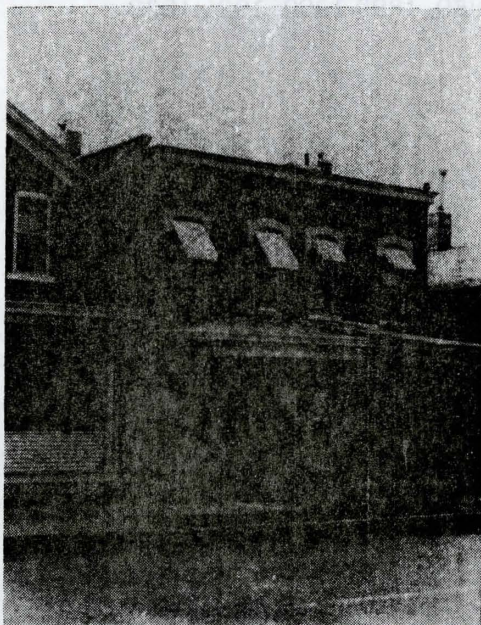
Sources: City Assessment Record, 3-16-3-7  
Land Title Abstract (Abeln Abstract Company)  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)  
City Directories (1880, 1899-1900, 1921-1922)



#### RESOURCE SITE NO. 4.44

Double Tenement (50-52 Bluff)

Middle 30'-6" of City Lot 592



#### HISTORY

In 1872 William J. Burns purchased the north 52'-6" of City Lot 592 from James P. Donahue, and he continued as the owner until 1914. This double tenement was most likely built in 1879 for that year the "Annual Building Summary" published in the *Dubuque Daily Times* listed William J. Burns as having erected a double tenement house on Bluff Street near Jones. The value of the building was listed as 2000 dollars. In 1900 the occupants of the building were Michael Ahearn, an engineer with Wm. Lawther's confectionary plant, and Patrick Connolly. Mrs. Mary Driscoll and Joseph W. Hunt, of Midland Chemical Company, lived at 50 and 52 Bluff Street, respectively, in 1921.

#### ARCHITECTURE

Each half of the original building measured 14 feet wide by 28 feet deep. Subsequently, one-story brick and frame additions have been attached to the rear of each unit. Distinctive features of this building are the projecting brick window hoods on the second story and the bracketted cornice. The shape and detailing of this building contrast sharply with neighboring buildings.

## SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=2) + (H3=3) = 7$

Architectural:  $(A1=1) + (A2=2) + (A3=3) = 6$

Combined Rating = 13 (Group 3)

Sources: City Assessment Records, 3-16-3-5 and 3-16-3-6

*Dubuque Daily Times* (November 16, 1879)

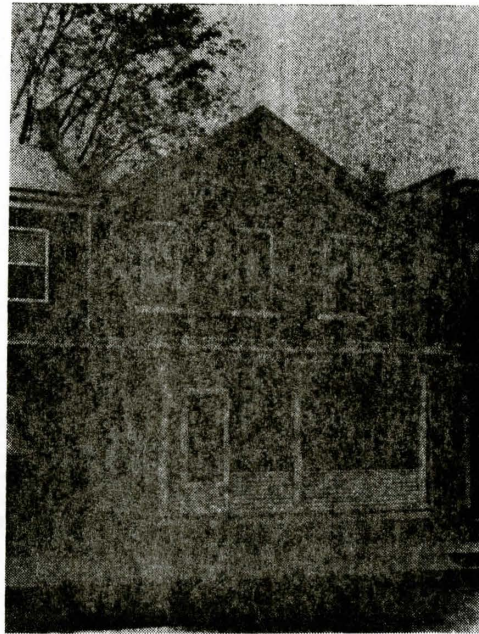
City Directories (1889, 1899-1900, 1921-1922)



#### RESOURCE SITE NO. 4.45

John Wolff House (54 Bluff Street)

N. 22' of City Lot 592



#### HISTORY

This house was built sometime previous to 1884. The owner of the property at the time the house was most likely constructed was William S. Burns, who owned the property from 1872 to 1893. In 1900, David Daley, a conductor for the Illinois Central Railroad, occupied this house. Mrs. Mary McFarland was living at 54 Bluff Street in 1921.

#### ARCHITECTURE

The orientation and facade organization of this house are **typical** of much of the local residential architecture of the 1860's through the 1880's. The distinctive features of this particular dwelling are the bulls-eye gable window and tuscan porch columns.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=3) + (H3=4) = 8$

Architectural:  $(A1=4) + (A2=4) + (A3=4) = 12$

Combined Rating = 20 (Group 2)

Sources: City Assessment Record, 3-16-3-4

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

City Directories (1880, 1899-1900, 1921-1922)

#### RESOURCE SITE NO. 4.46

Row House Group (56-58-60 Bluff Street)

City Lot 593



#### HISTORY

The subdivision of this lot in 1872 and the subsequent sale of lots would indicate a construction date for the three row houses of around 1875. In 1880 the occupants of these houses were James Hannon (56 Bluff Street), a janitor; Thomas S. Dodge (58 Bluff Street), an engineer; and James O'Neill (60 Bluff Street), a blacksmith. In 1900, James Hannon, the janitor for Franklin School, still lived at 56 Bluff Street. The 1900 occupant for 58 Bluff Street was John Sullivan, a laborer, and Henry Cosgrove, a grocery clerk, was living at 60 Bluff Street.

#### ARCHITECTURE

All three units are similar, however, in reality 58 and 60 Bluff Street comprise a double house while 56 Bluff is an independent unit. In plan the double house units measure 17 feet wide while the unit at 56 Bluff measures only 13'-6" wide. All of the units are 24 feet deep, minus additions. All three units also are built on stone foundations and have stone sills and lintels.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=2) + (H3=3) = 6$

Architectural:  $(A1=2) + (A2=3) + (A3=2) = 7$

Combined Rating = 13 (Group 3)

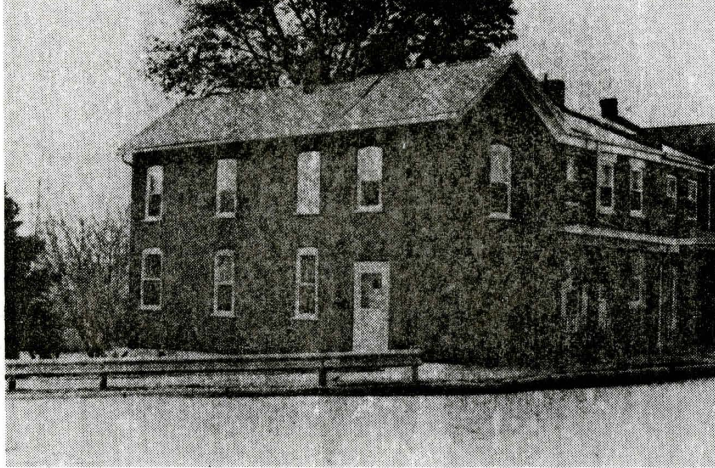


Sources: City Assessment Records, 3-16-3-3, 3-16-3-2 and 3-16-3-1  
Land Title Abstract (Abeln Abstract Company)  
City Directories (1880, 1899-1900)

#### RESOURCE SITE NO. 4.47

Celia Bohan House (350 W. First Street)

Sub'n 1 of City Lot 594, Lot 1 and Sub'n 2 of 1 of City Lot 594, Lot 2



#### HISTORY

This house was built for Mrs. Margaret Bunsworth in 1876 at a cost of 500 dollars. In 1900 Margaret Bunsworth was still living in the house. Charles J. Carroll, a superintendent at Carr, Ryder and Adams, was listed as the occupant of 350 W. First Street in the 1921-1922 city directory.

#### ARCHITECTURE

This two-story brick house is devoid of ornament and undistinguished in composition and form. In plan the house measures 14 feet wide by 36 feet in length. The house has no additions. Its foundation is stone. In use of materials and scale it is supportive of the neighborhood's 1870's integrity.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=3) + (H3=3) = 7$

Architectural:  $(A1=1) + (A2=1) + (A3=4) = 6$

Combined Rating = 13 (Group 3)

Sources: City Assessment Record, 3-16-3-21

*Dubuque Daily Times* (December 2, 1876)

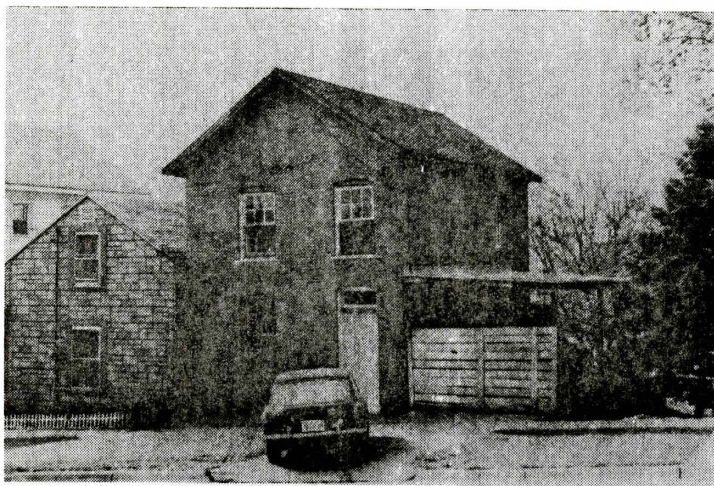
City Directories (1899-1900, 1921-1922)



#### RESOURCE SITE NO. 4.48

House (348 West First Street)

Sub'n 2 of 1 of City Lot 594, Lot 1



#### HISTORY

This house was built sometime before 1884. In 1900 this house was occupied by Michael Hall, a blacksmith, and Mrs. E. O'Brien, a dressmaker, who ran her business out of the house. Mrs. Hannah Hyde was living in this house in 1921.

#### ARCHITECTURE

This house is a simple 2-story brick rectangle which measures 16 feet wide by 26 feet deep. The only distinctive feature of this house is the six-over-six windows. In scale, use of materials and composition this house is consistent with the remainder of the tract.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=3) + (H3=3) = 7$

Architectural:  $(A1=2) + (A2=3) + (A3=4) = 9$

Combined Rating = 16 (Group 3)

Sources: City Assessment Record, 3-16-3-20

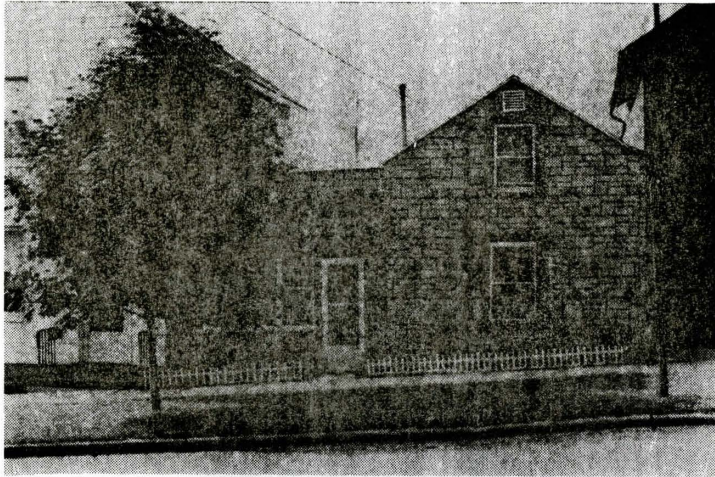
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

City Directories (1899-1900, 1921-1922)

#### RESOURCE SITE NO. 4.49

House (344 West First Street)

Sub'n 2 of 2 of City Lot 594, Lot 2



#### HISTORY

This house was built sometime before 1884. In 1900, Angus C. McKinnon, an engineer, was the house's occupant, and Lawrence Daily resided at this address in 1921.

#### ARCHITECTURE

The house is one-story and of frame construction. The west wing of the house is 14 feet wide by 24 feet deep, and the east wing is 12 feet wide by 18 feet deep. The foundation of the house is stone. Although of the same age as other houses in the area, this house is out of scale and varies significantly in form and composition from other houses in the survey tract.

#### SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=1) = 3$

Architectural:  $(A1=0) + (A2=1) + (A3=1) = 2$

Combined Rating = 5 (Group 4)

Sources: City Assessment Record, 3-16-3-19

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

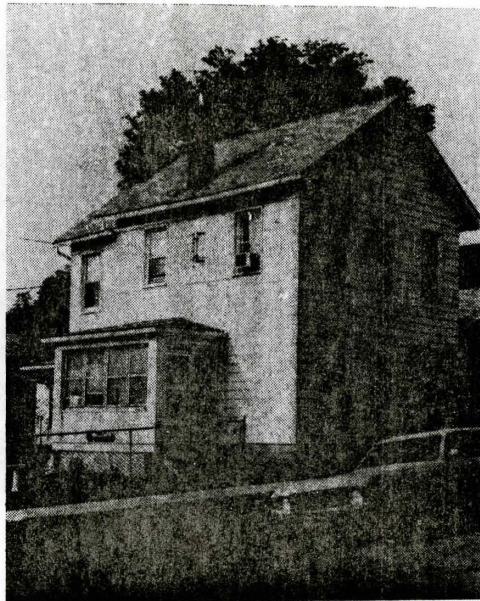
City Directories (1899-1900, 1921-1922)



#### RESOURCE SITE NO. 4.50

James Field House (340 West First Street)

Sub'n 2 of City Lot 594 and Sub'n 2 of 2 of City Lot 594



#### HISTORY

City assessment records give 1896 as the date of construction of this house. This date is supported by Sanborn maps for 1891 and 1909. In 1900 the occupant of this house was Lawrence W. Daley, a teamster. The 1921 occupant of the house was Martin Hackney, who worked for Swift & Company.

#### ARCHITECTURE

This 2-story frame dwelling is architecturally undistinguished. Its facade composition is similar to other dwellings in the area, but on the other hand, it is somewhat out of scale with the buildings in the immediate vicinity. In plan the house is L-shaped measuring 20 feet across the front and 36 feet deep. The foundation of the house is stone.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=1) + (H3=1) = 3$

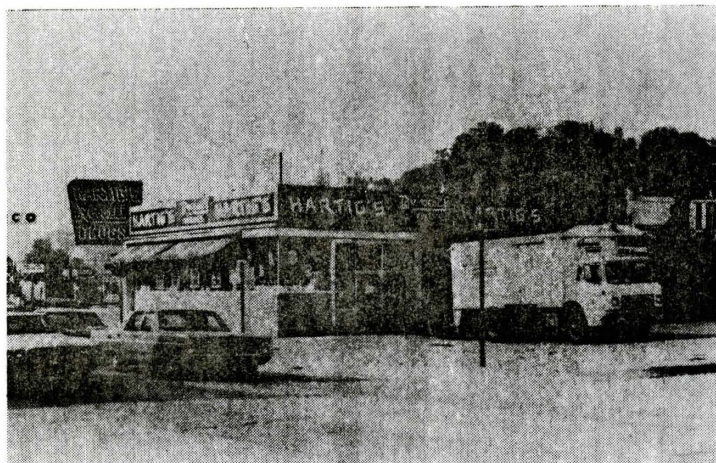
Architectural:  $(A1=1) + (A2=1) + (A3=2) = 4$

Combined Rating = 7 (Group 4)

Sources: City Assessment Record, 3-16-3-18  
City Directories (1899-1900, 1921-1922)

## RESOURCE SITE NO. 4.51

Hartig Drug Company, Store No. 2 (97 Locust Street)  
Sub'n of City Lot 567, Lot 2 and 3 and N. 5' of Lot 1



## HISTORY

According to city assessment records this building was constructed in 1948. Previously, this site had been occupied by several two- and three-story commercial buildings, which in 1891 housed a grocery store, a saloon, a boarding house and a cobblers shop.

## ARCHITECTURE

This new building constitutes a boundary between the older, residential Bluff Street and Locust Street which has experienced extensive commercial redevelopment during the past thirty years. This building is constructed of tan brick and measures 48 feet wide by 110 feet deep with a cut away portion in the southwest corner.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

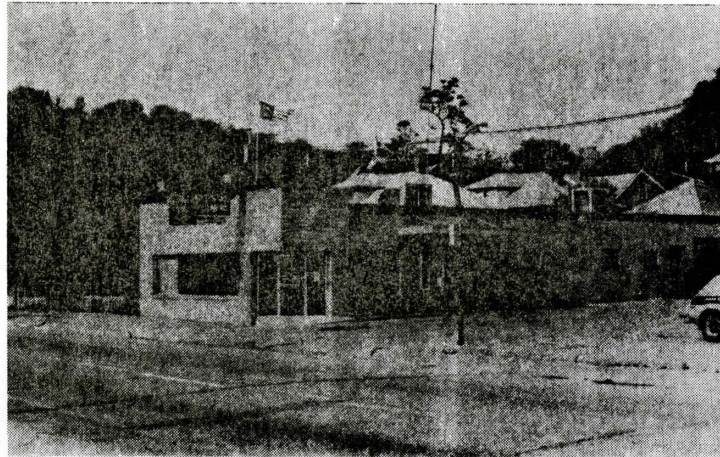
Sources: City Assessment Record, 3-16-3-16

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 4.52

Artistic Cleaners (83 Locust Street)  
S. 50' of City Lot 568



## HISTORY

According to city assessment records this building was constructed in 1964. Previously, the site was occupied by a 2-story dwelling and saloon.

## ARCHITECTURE

This building is a concrete block structure. The dimensions of the building are 34 feet wide by 120 feet deep. As with the building to the north (RESOURCE SITE NO. 4.51) this building marks the boundary between the pre-1900 residential area on Bluff Street and recent automobile oriented commercial development on Locust.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-16-3-13

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

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## 4.3 DISTRICT EVALUATION

### HISTORY

Survey Tract No. 4 comprises that area of the city which historically has been identified as the heart of the Irish First Ward. Old time city residents speak of the area as Dublin. Early city histories describe the area as being a slum consisting primarily of frame and tar paper shanties, and these descriptions are confirmed by early photographs of the area.

By 1880, though, more substantial brick houses began to replace the wood shanties. Most of these second generation buildings, and a few of the first generation buildings, remain today. The historical integrity of Bluff Street is particularly high with only one intusion breaking the continuing of the area.

Nevertheless, Survey Tract No. 4 should not be considered to constitute a historic district in and of itself. Rather this area may more appropriately be viewed as part of a larger district which centers around St. Raphael's Cathedral, which is located one block north of the tract at Second and Bluff Streets. This larger district would most likely qualify for the *National Register of Historic Places*.

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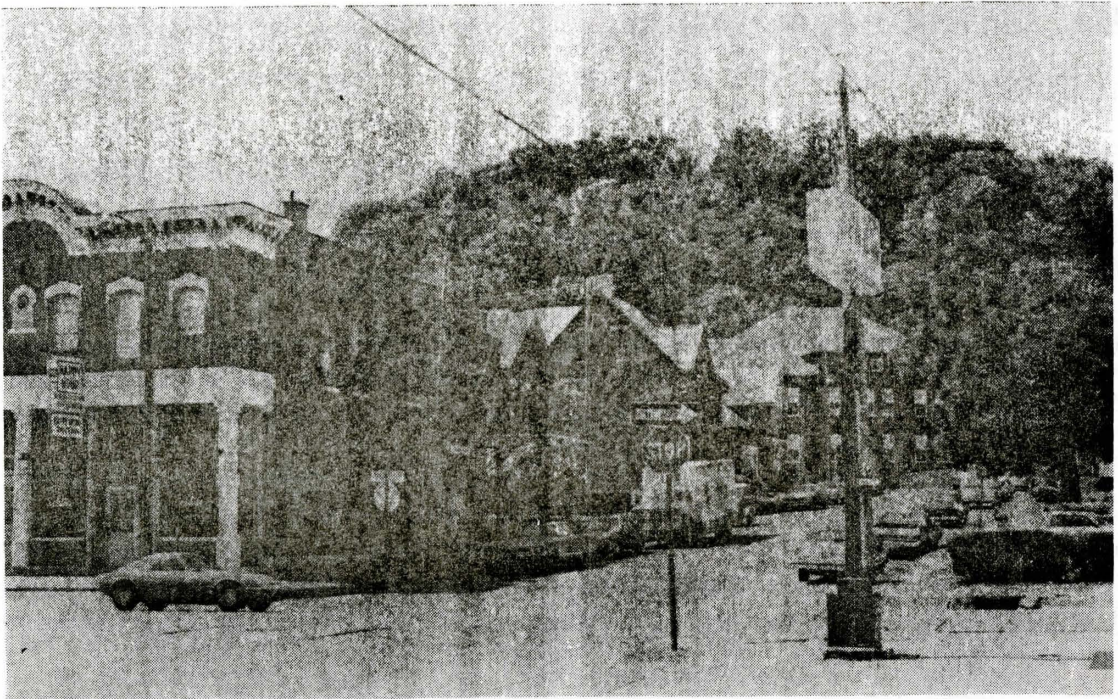
### ARCHITECTURE

Excepting the half block bounded by Locust, Jones, Harrison and Dodge Streets, the survey tract is predominantly residential in character consisting mostly of two-story row houses and double houses. Most of these residential structures are of brick construction and of vernacular style, although several do exhibit Greek Revival characteristics (see RESOURCE SITE NOS. 4.14, 4.21, 4.30 and 4.45).

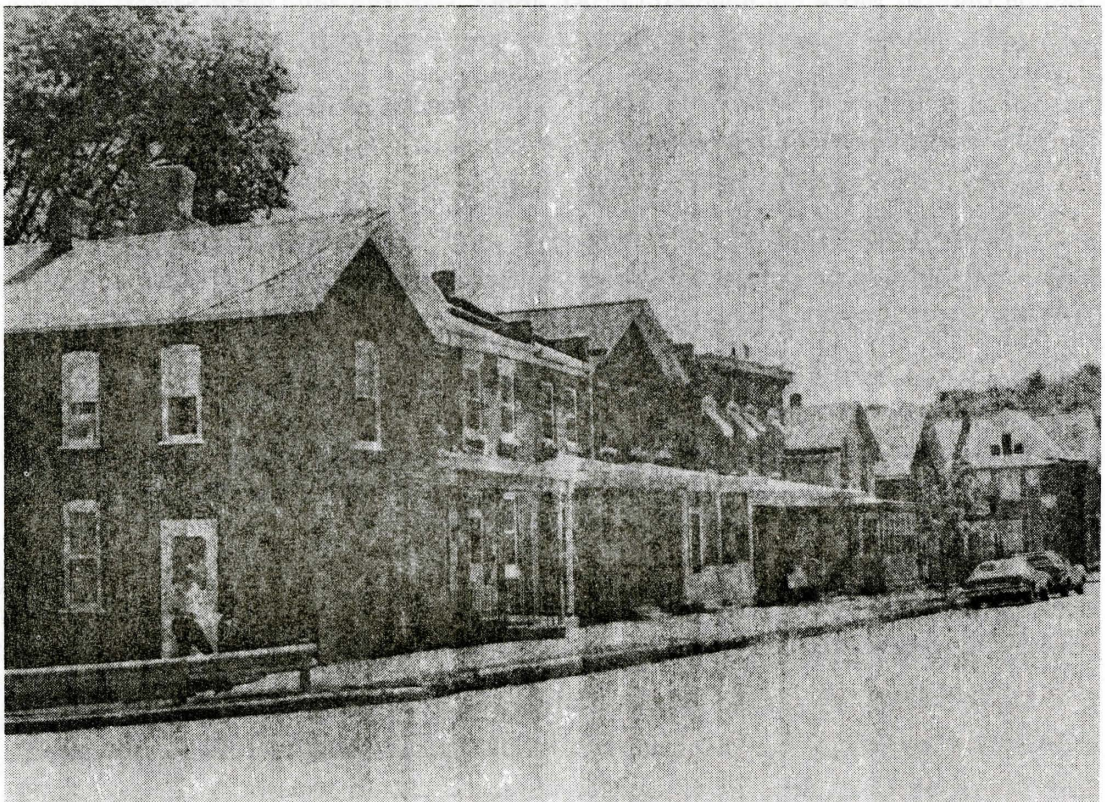
Of particular distinction are the number and variety of double houses in the survey tract (see RESOURCE SITE NOS. 4.4, 4.7, 4.11, 4.17, 4.27, 4.29 and 4.44). Also, of interest is a grouping of four identical two-story frame cottages (RESOURCE SITE NOS. 4.23 thru 4.26), located on Locust Street, which were most likely built during the 1870's, and the house group which comprises the east side of Bluff Street from Jones Street to First Street. All of these houses (RESOURCE SITE NOS. 4.42 thru 4.47) date from before 1884.

Due to the age, design quality, and high architectural integrity of the buildings in this survey tract most of these resource sites would probably qualify for the *National Register of Historic Places* as integral elements of an architectural district.





**JONES STREET WEST OF LOCUST STREET**

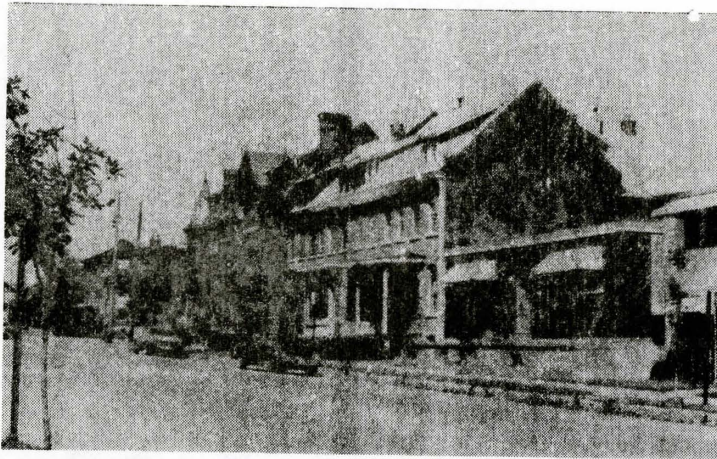


**EAST SIDE BLUFF STREET BETWEEN FIRST AND JONES STREETS**

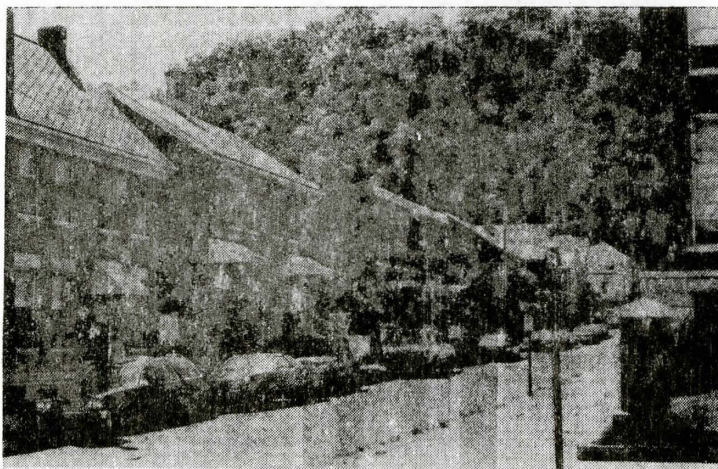




**HOUSE GROUP 41-43-45-47 LOCUST STREET**



**BLUFF STREET NORTH OF FIRST STREET**



**EMMETT STREET WEST OF BLUFF STREET**



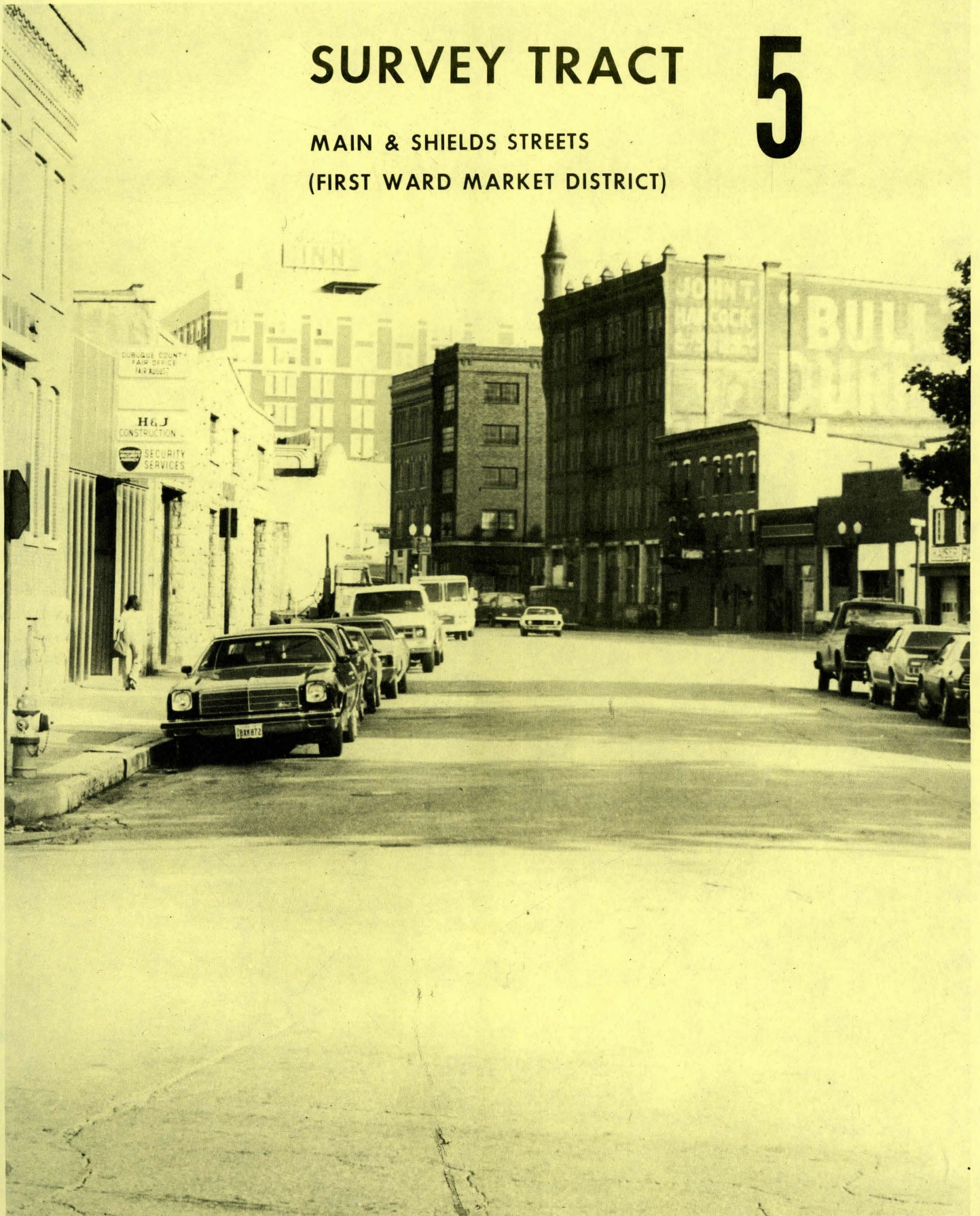




# SURVEY TRACT

# 5

MAIN & SHIELDS STREETS  
(FIRST WARD MARKET DISTRICT)







## **5.1 GENERAL INFORMATION**

### **TRACT DESCRIPTION**

Survey Tract No. 5 includes all buildings which face on Flatiron Park, plus the half block bounded by Jones, Locust, First and Harrison Streets. An oblique aerial view of this tract is presented in Figure 5.1, and the precise boundaries of the tract and the locations of the twenty-three resource sites included in the tract are shown in Figure 5.2.

The boundaries of this tract have been selected so as to include the area which during the city's early history constituted the First Ward Market district. A market building was actually located on the south end of what is now Flatiron Park. It was a 50-foot by 50-foot square shaped one-story building constructed in 1857, and although the building only lasted until about 1880, this area remained the principal warehouse and wholesale grocery district of the city up until about 1960.

Architecturally, excepting the Bishop's Block (RESOURCE SITE NO. 5.23), the buildings surrounding Flatiron Park are similar in scale and composition. Most are constructed of red brick and exhibit only a limited amount of ornamentation. Many of the buildings along the east side of Main Street are first generation structures, while on the west side of the block the buildings are the second and sometimes the third structure to have occupied the same piece of land. The reason for this difference is that until about 1855 the east side of the block on Main Street between First and Jones Streets was under water. Previous to 1855 the west shore of the inner slough of the Mississippi River pretty much followed the alignment of present day Shields Street.

Presently, the area remains principally a warehouse and light industrial district, however, some buildings have been converted to commercial and office use. In addition, many of the owners of property in the tract are members of the Fourth Street Neighborhood Association, which is a group of merchants and landowners interested in the revitalization and rehabilitation of the Fourth Street Elevator area and Main Street from Jones to Fourth Streets. This group has developed plans for maintaining the historical character of the buildings in the area, but except for the acquisition and installation of nineteenth century cast iron lamp posts, no other capital improvements are planned until after completion of Freeway 561.

### **TRACT HISTORY**

According to Josiah Conzett, a life long resident of Dubuque, in his *Recollections of People and Events: Dubuque, Iowa, 1846-1890*, the area between Main and Locust Streets south of First Street was all mud holes and frog ponds up until 1855. While east of Main Street was the inner slough of the Mississippi River. Thus building in this part of the city is not believed to have commenced until 1857.



Shortly before this the Dubuque Harbor Company commenced filling the area east of Main Street and platted town lots as the Dubuque Harbor Company Addition. Further filling of land east of Main Street was undertaken by the Dubuque and Sioux City Railroad, which in 1859 constructed a passenger depot on the southeast corner of Iowa and Jones Streets (the site of the present Illinois Central and Gulf Station). The individuals associated with these land filling operations were to become some of Dubuque's most prominent and successful entrepreneurs. Some of those involved were H. L. Stout, Richard Bonson, Edward Langworthy, and Platt Smith.

In 1857 a one-story brick building was constructed on the south end of the triangular piece of land bounded by Main, West Main (Shields) and Jones Streets, now Flatiron Park. Subsequently, this area was designated the First Ward Market by the City Council, and although the market building was removed sometime between 1874 and 1884, this area of the city remained the hub of Dubuque's wholesale grocery, produce and grain trade well into the twentieth century.

One of the first grain dealers to locate in the area was the firm of Bush, Robison and Company, which was located in the building now occupied by the A. J. Farber Company (RESOURCE SITE NO. 5.17). Another early wholesaler of grain and feed was Wm. J. Burns, who had his warehouse on Jones Street between West Main and Locust (RESOURCE SITE NO. 5.1). The big wholesale grocery warehouses, though, did not locate in this area until the 1880's. The three largest of these companies were the Marshall M. Walker Company (RESOURCE SITE NO. 5.14), the Schroeder-Kleine Grocer Company (RESOURCE SITE NO. 5.15) and the John T. Hancock Company (RESOURCE SITE NO. 5.16). Previous to relocating to this area, each of the companies had occupied buildings further north of Main Street. One likely reason these companies moved to this area was the close proximity to the freight house and shipping facilities of the Illinois Central Railroad (RESOURCE SITE NO. 7.1).

Also, during the latter half of the nineteenth century a number of agriculture related industries and commercial establishments occupied buildings in the area. In 1881 all four of the city's agricultural implements dealers were located in this vicinity, and somewhat later the city's only manufacturer of agricultural implements, the Norwegian Plow Works, located on the site now occupied by Trausch Baking Company (RESOURCE SITE NO. 5.11). Another agriculture related enterprise located in the area was the Ede's Robe Tanning Company (RESOURCE SITE NO. 5.9). The Jackson Vinegar Company, McGhee Hatchery and Farm Supply Store (RESOURCE SITE NO. 5.5) and White Front Feed and Hatchery (RESOURCE SITE NO. 5.17) are agriculture related businesses which located in this area during the early part of the twentieth century.

Other major nineteenth century enterprises which once occupied buildings in Survey Tract No. 5 were the C. L. Pritchard Buggy Top Manufacturing Company, and Dubuque Mattress Manufacturing Company, the Langworthy and Adams Foundry, the John Ernsdorff Iron Company and International Harvester Company. All of these companies were substantial enterprises. For example, the C. L. Pritchard Company occupied almost half of the block





HISTORICAL/ARCHITECTURAL SURVEY

TRACT NO. 5

FIGURE 5.1







east of Main between First and Jones Streets in 1880, and the John Ernsdorff Iron Company and the International Harvester Company each had five-story warehouses located on Main just south of Jones Street. The Dubuque Mattress Factory had a three story factory where the Dohrn Transfer Company warehouse now is located, and the Langworthy and Adams Foundry, which was the predecessor of the present Adams Company (RESOURCE SITE NO. 7.32), was located just north of the Dubuque Mattress Factory.

Thus, during the nineteenth century and early part of the twentieth century many of the city's important wholesale houses, as well as several substantial industrial plants, were located in the area encompassed by Survey Tract No. 5. In the past thirty years, though, many of these large warehouses have been subdivided into office and commercial space. Also, the large warehouses of the John Ernsdorff Company and International Harvester, and the Dubuque Mattress Factory complex have been demolished. Since 1960 the identity of this area as the old First Ward Market and as the focus of grocery wholesaling has almost totally disappeared.

- Sources: C. C. Childs, *History of Dubuque County, Iowa*  
(Chicago: Western Historical Company, 1880)  
Josiah Conzett, *Recollections of People and Events: Dubuque, Iowa, 1846-1890*  
(unpublished, Carnegie-Stout Public Library, Dubuque, Iowa)  
*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)  
*Maps of Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1874)  
*Dubuque, Iowa* (New York: Sanborn Map Publishing Company, 1884)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)  
*Dubuque Daily Express and Herald* (January 1, 1858)  
*Dubuque Daily Times* (May 3, 1858)



## 5.2 RESOURCE SITES INVENTORY

### SUMMARY OF FINDINGS

Survey Tract No. 5 includes 23 resource sites. Twenty-two of the sites are buildings and the remaining one is a small triangular green space known as Flatiron Park. The occupancy of the buildings is about equally divided among commercial, industrial and warehousing enterprises. Also, two of the larger old grocery warehouses had been converted to multiple usage.

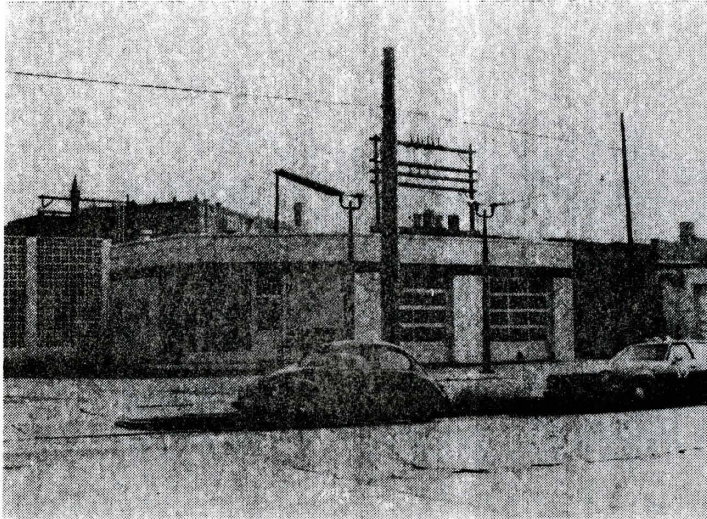
Of the 23 resource sites located in Survey Tract No. 5 five appear to be eligible for listing in the *National Register of Historic Places*. The most prominent of these is the Bishop's Block (RESOURCE SITE NO. 5.23) which was designed by a prominent local architect, F. D. Hyde, and housed the largest wholesale grocery business in the city for over fifty years. Another of these sites (RESOURCE SITE NO. 5.9) was originally occupied the Ede's Robe Tanning Company, which at one time was the largest tanner of hides in the United States with branch factories in Omaha, St. Paul and Sioux Falls, South Dakota. The third site is the building now occupied by the A. J. Farber Company at 60 Main Street (RESOURCE SITE NO. 5.17). This building was built by John D. Bush in 1878 to house his grain, feed and wool business. In addition to this business Bush was also a successful real estate dealer and prominent local politician, who served four terms on the city council and two terms as mayor. The fourth site is Flatiron Park (RESOURCE SITE NO. 5.13). This small triangular piece of land was for over two decades the location of the city's First Ward Market, which later became the city's hay market and the focus of the wholesale produce and grain trade in the city for over half a century. The old M. M. Walker and Company wholesale grocery warehouse (RESOURCE SITE NO. 5.14) is the fifth site in the tract which probably qualifies for the National Register. This building is historically significant primarily due to its association with Marshall M. Walker, who besides founding the M. M. Walker Company also was part owner of the *Dubuque Times*, an active promoter of local railroad ventures and prominent local political and civic leader.

Buildings possessing secondary historical and/or architectural importance are Thompson's Food Market (RESOURCE SITE NO. 5.3), the Dohrn Transfer Company (RESOURCE SITE NO. 5.7); Midland Laboratories (RESOURCE SITE NO. 5.10), Jocille's Coiffures and Wig Boutique (RESOURCE SITE NO. 5.15), Farber and Sons Fruit and Bag Company (RESOURCE SITE NO. 5.18), and the Main Hotel (RESOURCE SITE NO. 5.22).



## RESOURCE SITE NO. 5.1

Converted Service Station (60 Locust Street)  
City Lot 560



## HISTORY

This former service station was built in 1953. It is presently owned by Robert Kehl, owner and proprietor of Robert's Smorgastable (RESOURCE SITE NO. 5.2), who uses it as a warehouse and office. Previously, according to both the 1884 and 1909 Sanborn insurance maps of the area, a two-story brick grocery store was located on the southwest corner of the property and a two-story brick and stone feed warehouse was located on the southeast corner of the property. The grocery was owned in 1890 by W. J. Burns, who was also a grain dealer and probably owned the feed warehouse as well. Neither the building nor site are of any historical importance.

## ARCHITECTURE

The building possesses no distinctive qualities and as such is of no architectural importance.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-17-16-9

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

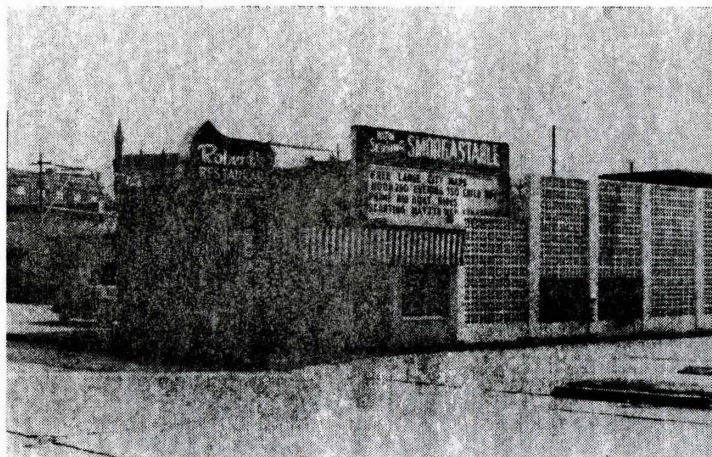
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

City Directories (1884, 1899-1900)



## RESOURCE SITE NO. 5.2

Robert's Smorgastable (62 Locust Street)  
S. 39' of City Lot 561



## HISTORY

The older front portion of this building was constructed in 1931. Subsequently, two additions have been attached to the rear and these probably date from about 1960. Previously, according to Sanborn insurance maps from 1884 and 1909, this site was occupied by two two-story dwellings and associated outbuildings. Neither the present building nor the site appear to possess any historical significance.

## ARCHITECTURE

This concrete block one-story building is of no architectural importance.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Sources: City Assessment Record, 3-17-16-8

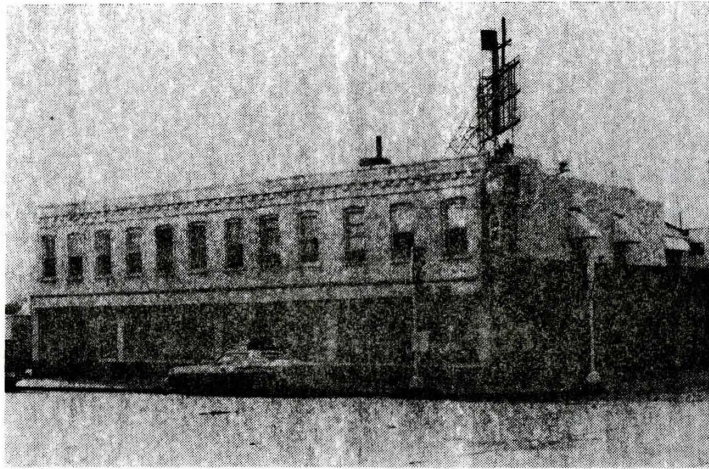
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)



### RESOURCE SITE NO. 5.3

Thompson's Food Market (250 First Street)  
City Lots 564 & 565



### HISTORY

This building originally consisted of four separate commercial establishments each of which occupied an 18-foot wide first floor space with apartments on the second level. In 1884 these four stores were occupied by a meat market on the west end; Michael Lyon's saloon next to that; then the barber shop of Charles Van Dyke and Frank Winters; and on the east end M. R. Finn's Saloon. In 1891 the use of the store spaces was generally unchanged, although proprietorship of the individual businesses had changed. Richard Cody converted the meat market to a confectionery shop. Michael Lyon still ran his tavern. L. J. Rieck and Gus Freeman took over the barber shop, and Joseph Lowry became proprietor of the saloon which occupied the east end of the building. Because city directories do not list street addresses prior to 1874, it is not possible to determine precisely what the usage of this building was before that date. However, it does appear that since its construction sometime before 1860, this building has been occupied continuously by grocery and other food related businesses, plus saloons and barber shops, with apartments (often lived in by the proprietors of the businesses below) occupying the second level. The Thompson Food Market took over the entire first floor for its operations about 1959.

### ARCHITECTURE

The first floor of this building was originally divided into four commercial spaces. Presently, the Thompson Food Market occupies the entire first level. In plan the original portion of the building measures 74 feet wide by 45 feet deep. The walls of the original building are brick which have been covered with stucco. Two one-story concrete block additions have been attached to the rear of the building. The first floor of the main facade also has been extensively altered. The second floor of the main facade, though, appears to maintain its historical architectural integrity. Other than the band of dentils across the cornice the building is unadorned, and its overall appearance is quite austere.



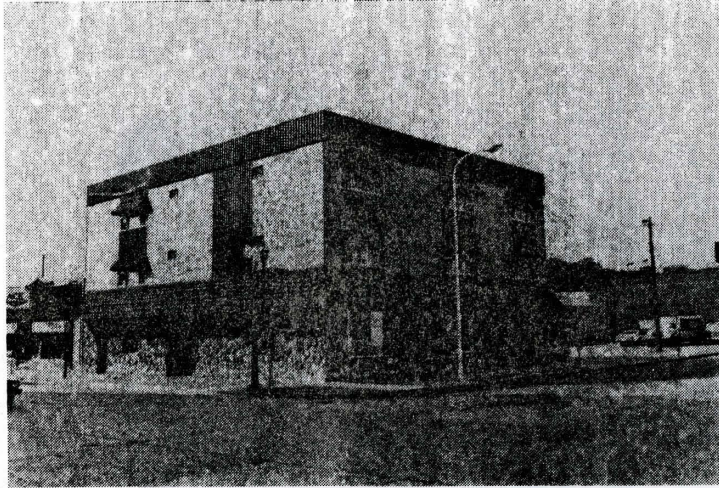
## SIGNIFICANCE RATING

Historical: (H1=3) + (H2=4) + (H3=2) = 9  
Architectural: (A1=2) + (A2=2) + (A3=2) = 6  
Combined Rating = 15 (Group 3)

Source: City Assessment Record, 3-17-16-2  
City Directories (1874, 1884, 1891, 1959)  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

#### RESOURCE SITE NO. 5.4

Jocille's Fashion Corner/Weber Apartments (214 First Street)  
City Lot 533 and N. 10' City Lot 534



#### HISTORY

This building, which has been recently remodeled, consists of three buildings which were originally built sometime between 1865 and 1870. From 1865 to 1896 Robert Jess ran a grocery, saloon and liquor business in the two buildings nearest the corner of First and Main Streets. Afterward, J. P. Cooney and R. McCarthy ran a saloon on the premises. The third building from the corner, and the western most portion of the present building, was built in 1870 by J. and P. Sullivan and housed their harness manufacturing business. Two other buildings stood where the parking lot west of the building now is. They were the Chicago House, a boarding house built about 1870 and run by Thomas and Catherine Sullivan until 1909, and a grocery store, run by John H. Carroll from about 1870 until around the turn-of-the-century.

#### ARCHITECTURE

Within the past few years this building has been extensively altered. As a result, its architectural integrity has been almost totally lost. Furthermore, the nature of the exterior modification is completely out of character with the surrounding buildings.

#### SIGNIFICANCE RATING

Historical:  $(H1=2) + (H2=3) + (H3=1) = 6$   
Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$   
Combined Rating = 6 (Group 4)

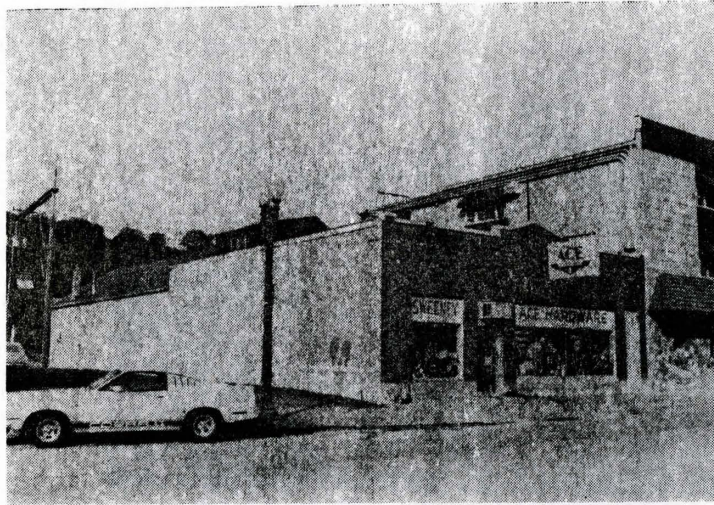
Source: City Assessment Record, 3-17-16-16  
City Directories (1865, 1899-1900, 1906, 1911)  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 5.5

Sweeney Ace Hardware (99 Main Street)

S. 42' of City Lot 534



## HISTORY

This building was constructed about 1925 and it initially served as the show room of the Joseph Motor Sales Company. Other businesses which have occupied this building have been the Clark Motor Company, Dieterich and Ahrendt Auto Repair, and the McGhee Hatchery and Farm Supply Store. The latter of these became McGhee Ace Hardware by 1965 and in 1967 Sweeney Ace Hardware, the current occupant. The building actually consists of two structures with the rear gable roofed portion possibly dating from the 1870's. A building matching the rear portion is shown on an 1884 Sanborn map and that structure served as a livery for the Chicago House hotel (see RESOURCE SITE NO. 5.4) which began operation about 1870.

## ARCHITECTURE

This building is typical of 1920's commercial architecture. The overall design is plain and functional. Other than the slightly raised triangular pediment, ornamentation is confined to five raised brick panel borders with contrasting corner blocks.

## SIGNIFICANCE RATING

Historical:	$(H1=0) + (H2=2) + (H3=2) = 4$
Architectural:	$(A1=1) + (A2=2) + (A3=3) = 6$
Combined Rating = 10	(Group 4)

Source: City Assessment Record, 3-17-16-15  
City Directories (1925, 1941, 1965, 1967)  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

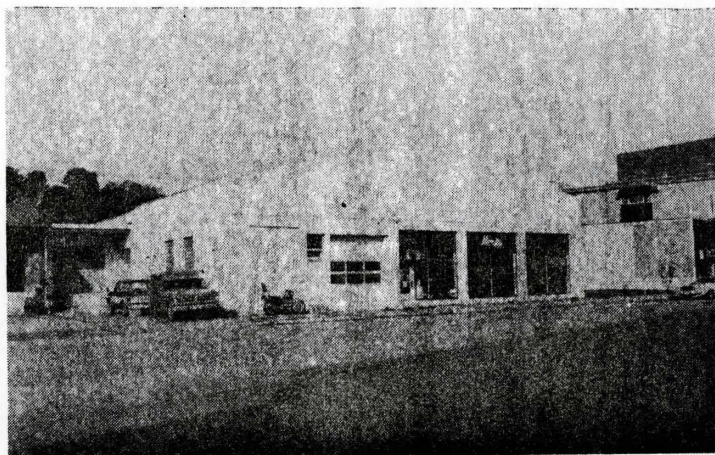




## RESOURCE SITE NO. 5.6

Microlite Incorporated (65 Main Street)

City Lots 535, 535A and 536



## HISTORY

The present building was constructed about 1916 according to city assessment records. Previous to that time the property served as the Peter Even Coal and Wood Yard. Between 1909 and 1921, though, Peter Even changed businesses as the 1921 city directory indicates that the building's initial occupant was the Peter Even and Son Auto Company. Subsequent occupants of the building have been the Central Battery and Electric Company; Midland Chemical Company, which used the building as a warehouse; and Johnnie's Sports Center. Microlite has occupied the building for only about a year.

## ARCHITECTURE

The arched roof and open front are typical of early automobile showrooms. In plan the building measures 60 feet wide by about 110 feet deep. Raised brick bands and recessed panels are the only design details found on this very architecturally pure and functional building.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=2) + (H3=2) = 4$

Architectural:  $(A1=1) + (A2=2) + (A3=3) = 6$

Combined Rating = 10 (Group 4)

Source: City Assessment Record, 3-17-16-14

City Directories (1909, 1921, 1934, 1941, 1959)

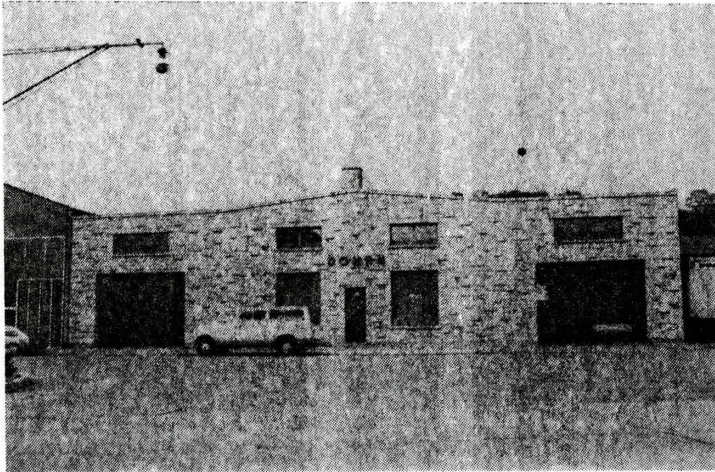
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 5.7

Dohrn Transfer Company (51-57 Main Street)

City Lots 537, 538 and 539



## HISTORY

According to city assessment records the main building was constructed in 1941 and the loading dock to the north, in 1951. The Chicago and Dubuque Motor Transfer Company was the building's first occupant. Dohrn Transfer Company took over the premises in 1960. Previous to 1941 the property was occupied by the Dubuque Implement Company, which sold agricultural implements, and the Dubuque Mattress Company factory. The later of these was a three story brick structure which dated from 1883. In 1891, the area occupied by the loading dock was the site of the Langworthy-Adams Iron Works foundry, which was the predecessor of the current Adams Company (RESOURCE SITE NO. 7.32), and the Schrieber and Conchar Manufacturing Company machine shop. Earlier still, F. E. Robert's iron foundry and the Taper Sleeve Pulley factory occupied the site in 1884.

## ARCHITECTURE

The main facade of this building is randomly coursed limestone. This facade is symmetrically arranged with the cornice rising to a slight peak over the central doorway. Although unadorned the skillful balancing of solids and voids, and the random projection of stones from the principal wall plane provide an overall pleasing appearance to this building.

## SIGNIFICANCE RATING

Historical:	(H1=0) + (H2=2) + (H3=2) = 4
Architectural:	(A1=4) + (A2=2) + (A3=3) = 9
Combined Rating = 13	(Group 3)



Source: City Assessment Record, 3-17-16-12  
City Directories (1883, 1941, 1961)  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

## RESOURCE SITE NO. 5.8

Office Building (45 Shields Street)  
City Lot 539A



## HISTORY

Four businesses are presently housed in this building: the Dubuque County Fair Association, Dick Hennagin Agency, H. & J. Construct Company, and Hawkeye Security Agency. City assessment records give 1970 as the building's date of construction. This date, though, is suspect. Rather an extensive renovation of a much older building was probably made in 1972. In that year 45 Shields Street was listed as vacant. Previous to that Sloan Distributing Company had a beer warehouse at this address. Prior to 1941 the site was occupied by a two-story brick building used by the Dubuque Mattress Company as a wire room and for storage, which even earlier served as an agricultural implements warehouse. In 1891, P. McCullough had his agricultural implements business in the building.

## ARCHITECTURE

Only the front and rear walls of this building are exposed. The front facade is of a glass and metal curtain wall variety. Nothing about the architecture of this building is distinctive.

## SIGNIFICANCE RATING

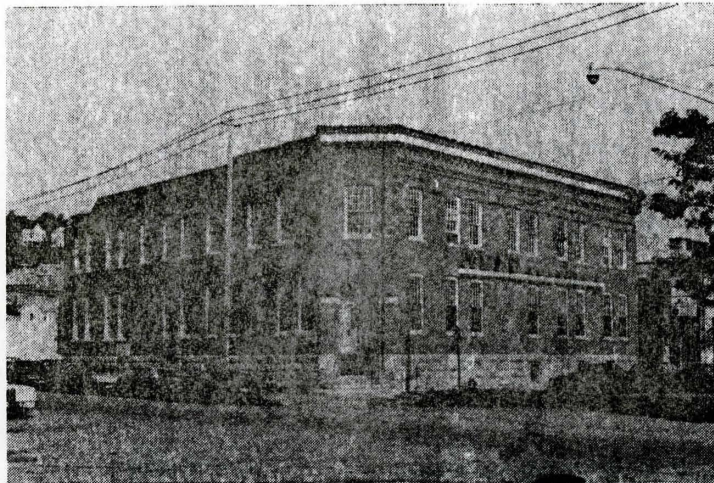
Historical:  $(H1=2) + (H2=1) + (H3=0) = 3$   
Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$   
Combined Rating = 3 (Group 4)

Source: City Assessment Record, 3-17-16-11  
City Directories (1891, 1941, 1970, 1972)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 5.9

Linehan and Molo (41 Main Street)  
Sub'n of City Lot 540, Lots 1 & 2



## HISTORY

Linehan and Molo took over this building from the Sloan Wholesale Grocery Distributing Company in 1969. Previous to Sloan the Julian Moes Wholesale Beverage Company occupied the building. The building was built about 1900 and from then until 1940 housed the Ede's Robe Tanning Company. The founder of that company was David F. Ede. He started the company in 1895 east of the Illinois Central Railroad Station and near the William Ryan and Son packing plant, a ready source of hides. This firm grew to be one of the largest of its type in the country and established branch operations in Omaha, St. Paul and Sioux Falls, South Dakota. The Dubuque plant employed from 40 to 60 men. Before 1900 this property had been the site of Bush Brothers Planing Mill and Sash, Door and Blind Factory.

The current occupant of the building is a descendant of one of Dubuque's oldest firms. This company was founded by Bart E. Linehan, who during his career was associated with the Dunleith and Dubuque Ferry Company, the Dubuque Street Railroad Company and the Dubuque County Bank. The original firm was known as Hansen and Linehan and became Linehan and Molo in 1900. This company dealt in coal, salt, cement, steam and gas fittings, electrical supplies, and owned the Star Electric Company.

## ARCHITECTURE

This building is one of the more distinguished architectural features of the area. The wide 12 over 12 windows and corbelled brick bands along the cornice lend a northeastern appearance to this building. The cutaway corner, recessed entrance, and stone half-story base further enrich the building's aesthetic appeal.

## SIGNIFICANCE RATING

Historical: (H1=5) + (H2=4) + (H3=4) = 13  
Architectural: (A1=4) + (A2=3) + (A3=4) = 11  
Combined Rating = 24 (Group 2)

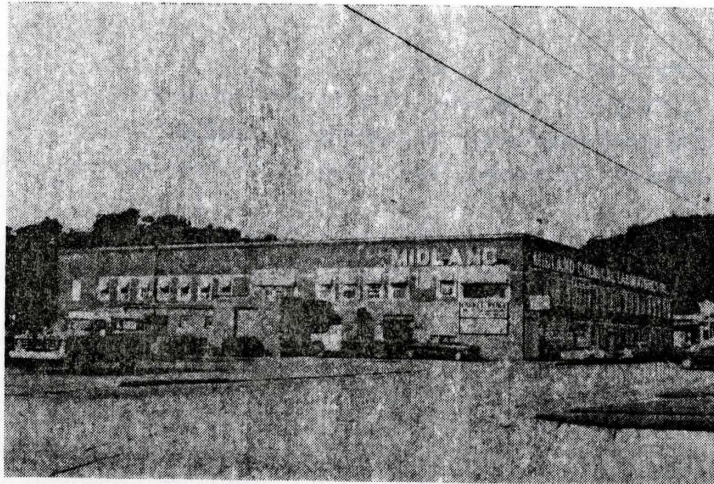
Source: City Assessment Record, 3-17-16-10  
Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*  
(Chicago: Goodspeed Historical Association, 1911)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company,  
1891)  
*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)  
City Directories (1884, 1891, 1899-1900, 1941, 1969)



## RESOURCE SITE NO. 5.10

Midland Laboratories (210 Jones Street)

Sub'n of City Lot 541, Lots 1 & 2, City Lot 542; Sub'n 2 of City Lot 543, Lots 1 & 2



## HISTORY

The Midland Laboratories building was constructed in 1908 on the site of what had been Nathaniel S. Andrew's Creamery and Dairy Supplies business. President of Midland Laboratories in 1908 was Lorenzo O. Hillyard and he built the company into one of the largest disinfectant and germicide companies in the United States. Currently, besides Midland, Wholesale Contractors Supply Company and Telafax Communication Systems Incorporated also occupy space in the building.

## ARCHITECTURE

Except for the use of contrasting white glazed brick to outline window and door openings, this building is undistinguished. The cornice is unadorned and the long wall planes are unbroken.

## SIGNIFICANCE RATING

Historical: (H1=3) + (H2=3) + (H3=3) = 9  
Architectural: (A1=1) + (A2=1) + (A3=2) = 4  
Combined Rating = 13 (Group 3)

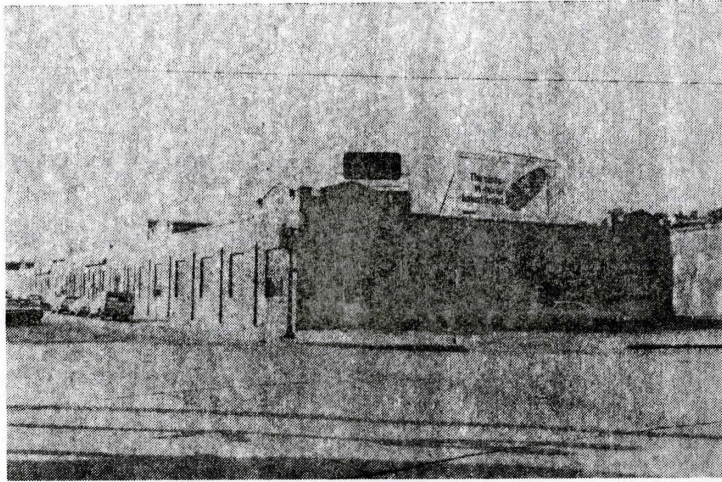
Source: City Assessment Record, 3-16-8-1  
Franklin T. Oldt and P. J. Quigley, *History of Dubuque County, Iowa*  
(Chicago: Goodspeed Historical Association)  
City Directories (1911, 1929, 1941)



#### RESOURCE SITE NO. 5.11

Trausch Baking Company (25 Main Street)

Sub'n 1-1-3 of Dub. Harbor Co. Add'n, Lot 1, Blk 11; E. 2-4" Shields St., Dub. Harbor Co. Add'n, Lot 4, Blk 11; Sub'n 1-1-3 of Dub. Harbor Co. Add'n, Lot 2, Blk 11; Dub. Harbor Co. Add'n, Lot 1, Blk 11; Sub'n 2 of Dub. Harbor Co. Add'n, Lots 1 & 2, Blk 11; Sub'n 3 of Dub. Harbor Co. Add'n, Lot 2, Blk 11; Sub'n 2-1-3 of Dub. Harbor Co. Add'n, Lots 1 & 2, Blk 11; Dub. Harbor Co. Add'n, Sub'n 5, Lot 1, Blk 11



#### HISTORY

The present building was constructed about 1930 to house the Trausch Baking Company, which previously conducted a retail bakery business at 1130 Iowa Street. The officers of the company then were John P. Trausch, Arthur Trausch and Wm. M. Clemens. Prior to 1930 the property was occupied by the Dietrich and Ahrendt auto body works and even earlier this was the site of the Norwegian Plow Works, one of two agricultural implements manufacturing companies founded by Wm. C. Chamberlain during the 1870's. Later James Beach, who was also president of James Beach and Son Company (RESOURCE SITE NO. 2.21), took over as head of the firm.

Where the bakery thrift store and parking area on Jones Street are, was until 1925 the site of the five-story John Ernsdorff Iron Company building. That company was a tool and hardware jobber, which by 1921 had been taken over by Harry E. Tredway and eventually merged into the present day Kretschmer-Tredway Company (RESOURCE SITE NO. 8.33). Earlier the Railroad House hotel and saloon, a 2-1/2 story frame structure, occupied the southwest corner of Main and Jones Streets.

#### ARCHITECTURE

Although this building consists of several additions the same materials and design motif has



been used throughout. The dominant features of the design are the regular alternating of solid and void along the Main Street side of the building and the pointed battlements at the corners of the building and at regular intervals along the Main Street facade. The use of tan brick in Dubuque is unusual.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=1) + (H3=1) = 3$

Architectural:  $(A1=2) + (A2=2) + (A3=2) = 6$

Combined Rating = 9 (Group 4)

Source: City Assessment Record, 3-16-9-1

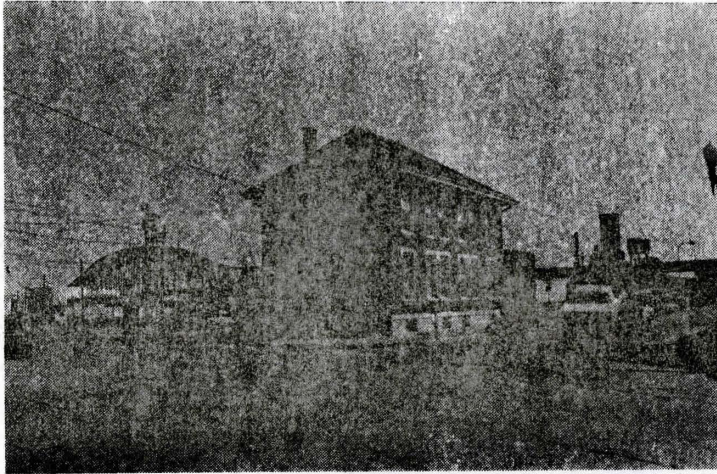
C. Childs, *History of Dubuque County, Iowa* (Chicago: Western Historical Company, 1880)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

City Directories (1899-1900, 1906, 1915, 1921, 1929)

## RESOURCE SITE NO. 5.12

Shive-Hattery and Associates, engineers (30 Main Street)  
Sub'n of Dubuque Harbor Co. Add'n, W 1/2 Lot 1, Block 10



## HISTORY

This building was constructed in 1916 to serve as an office for the Thomas J. Mulgrew Company. That company had been organized in 1893 and was incorporated in 1904. By 1911 the company, which sold coal, ice, building materials, lime, fire clay, fire brick, and sewer pipe, occupied four acres near Jones and Iowa Streets. More recently, in 1965 the building was shared by the Mulgrew Oil Company and Cullen & Schlitz, consulting engineers. After being vacant from 1970 to 1974, Shive-Hattery & Associates took over the building.

Before construction of the present building this property had been occupied by a small, one-story brick commercial building and a two-story frame hotel and restaurant. This hotel was known at different times as the Southern Hotel and Smyth's Hotel. Just to the south of this property used to stand a large, five-story International Harvester Company warehouse.

## ARCHITECTURE

This building is of two-story brick construction with stone foundation and tile hipped roof. Elevations are symmetrically organized and fenestration is emphasized through the use of stone lintels and sills. The cutaway northwest corner similarly adds emphasis to the building's entrance. Although not known by any formal stylistic name, design features, such as the hipped tile roof and stone trim, were commonly employed during the second and third decades of the twentieth century as architects searched for an appropriate substitute for the classical design details which previously dominated commercial and public architecture.



## SIGNIFICANCE RATING

Historical: (H1=2) + (H2=1) + (H3=3) = 6

Architectural: (A1=3) + (A2=2) + (A3=3) = 8

Combined Rating = 14 (Group 3)

Source: City Assessment Record, 3-16-10-4

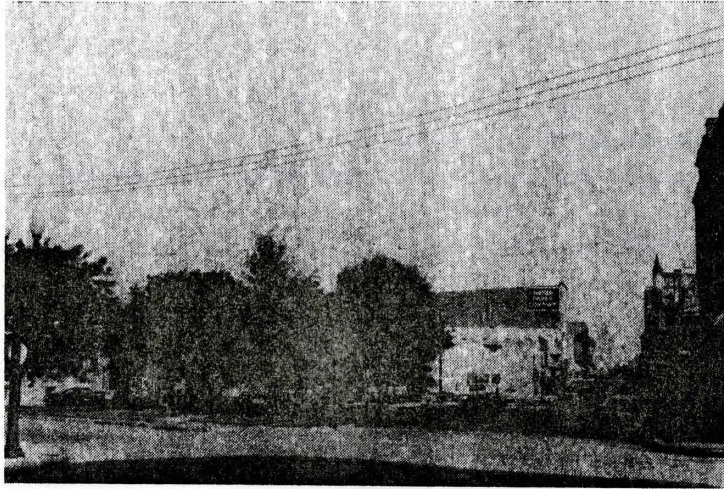
City Directories (1881, 1899-1900, 1916, 1965, 1974)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)

### RESOURCE SITE NO. 5.13

Flatiron Park (bet. Main, Shields and Jones Streets)  
no legal description



### HISTORY

The City Council of the City of Dubuque in May, 1858, established the First Ward Market designating the triangular piece of land bounded by Main, West Main (Shields) and Jones Streets as its location. To house the market two local builders, Messrs. Aubry and Guthrie, constructed a one-story brick market house on the south end of this piece of land. This market house measured 50 feet by 50 feet and cost the city \$10,000.

Sometime between 1874 and 1884 the market building was demolished, but the land remained a market area. The city scales were located here and the area became the official city hay market. The city scales continued to be located here until at least 1916. However, by that time the system of officially designated city markets had been abandoned and the First Ward Market area had been converted into a park. Initially this park was known as Phoenix Park. Furthermore, it is important to note that even after the official market functions of the park ceased the surrounding area remained for many years the focus of wholesale grocery, grain, and produce business in the city.

### ARCHITECTURE

Flatiron Park is a small well landscaped passive green space which functions as the major focus and organizing feature of the south Main Street area.



## SIGNIFICANCE RATING

Historical:  $(H1=5) + (H2=4) + (H3=3) = 12$   
Architectural:  $(A1=4) + (A2=2) + (A3=3) = 9$   
Combined Rating = 21 (Group 2)

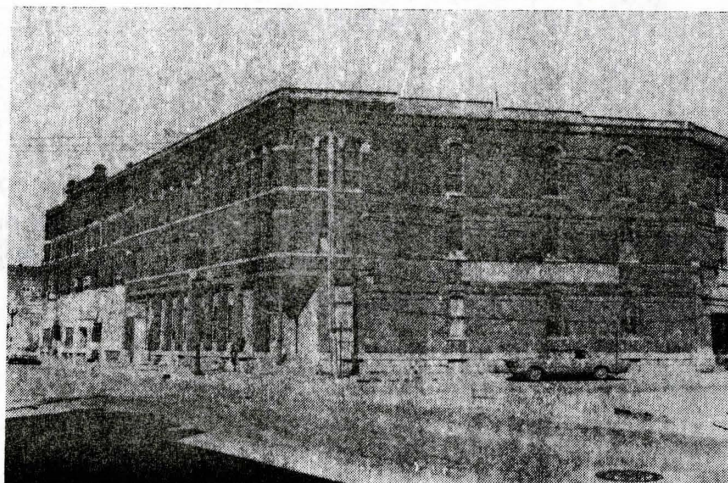
Source: *Dubuque Daily Express & Herald* (January 1, 1858)  
*Dubuque Daily Times* (May 3, 1858)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)  
City Directories (1892, 1916)

#### RESOURCE SITE NO. 5.14

Higley Chemical Company (40 Main Street)

A-One Schaller Movers (42 Main Street)

Dub. Harbor Company Add'n W 1/2 Lot 16, Blk 1 and ! 1/2 Lot 17, Blk 1



#### HISTORY

This building was constructed in 1894 for the M. M. Walker Company, one of Dubuque's major grocery wholesale houses at that time. Marshall M. Walker founded this company in 1860 and was one of the city's pioneers in the oil, grain, produce and fruit business, which he expanded to cover a market area as far west as Sioux City and into northern Minnesota. Marshall Walker was also influential in the promotion of the Dubuque and Sioux City Railroad and the Dubuque and Northwestern Railroad, was for a time part owner of the *Dubuque Times*, served as Fourth Ward alderman, and was elected to many official posts in civic and trade organizations during his lifetime.

After Marshall Walker's death in 1904, J. W. Hay took over as president of the company, and he was succeeded by W. Schroeder. Subsequently, another wholesale grocery house with which Schroeder was associated (see RESOURCE SITE NO. 5.15) took over the building. This company was the Schroeder-Kleine Grocer Company which previously occupied the building just to the north. After the Schroeder-Kleine Grocer Company went out of business in 1941, Dubuque Wholesale Grocers took over the building and that company in 1959 was replaced by the Higley Chemical Company. It should also be noted that during the 1950's the portion of the building now occupied by A-One Schaller Movers housed the Murray Dr. Pepper Bottling Company and Schlitz Distributing Company.

#### ARCHITECTURE

This building employs a combination masonry wall bearing and iron skeletal structural system. By using this combination the architect was able to open the main facade to a much greater extent than if he had designed a completely wall bearing building. Further variety has been achieved by employing a different window treatment on each level of the east and south elevations. However, by carrying the round arch window treatment across the third level of the main facade a sense of ambiguity has been introduced as the result of trying to



superimpose both structural systems on the same wall plane.

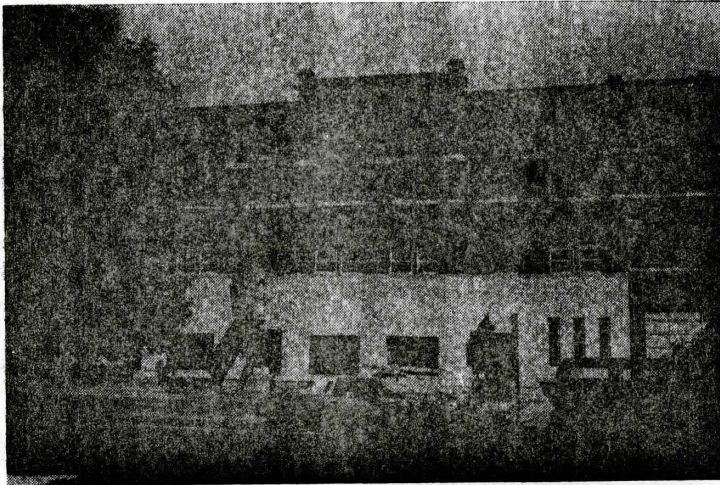
#### SIGNIFICANCE RATING

Historical: (H1=4) + (H2=5) + (H3=4) = 13  
Architectural: (A1=3) + (A2=4) + (A3=4) = 11  
Combined Rating = 24 (Group 2)

Source: City Assessment Record, 3-17-10-10  
City Directories (1890-91, 1894-95, 1915, 1921-22, 1941, 1952, 1959)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)  
Franklin T. Oldt and P. J. Quigley, eds., *History of Dubuque County, Iowa*  
(Chicago: Goodspeed Historical Association, 1911)

#### RESOURCE SITE NO. 5.15

Jocille's Coiffures & Wig Boutique (44 Main Street)  
Dubuque Insulation & Siding Company (48 Main Street)  
Dub. Harbor Company Add'n, W 1/2 Lot 15, Blk 1;  
W 1/2 Lot 14, Blk 1; W 1/2 Lot 13 Blk 1



#### HISTORY

This building was constructed about 1892 for the Schroeder-Kleine Grocer Company. The president of this company was Frank N. Schroeder, who had started in the grocery business in 1865 with W. H. Rumpf. By 1844 John H. Kleine joined the partnership and at that time the firm occupied a store at 394 Main Street (RESOURCE SITE NO. 6.16). In 1892 the firm incorporated and moved to South Main Street, which was then becoming the city's wholesale grocery and produce district. In 1921 this company absorbed another large wholesale grocery business, the M. M. Walker Company (RESOURCE SITE NO. 5.14), and occupied that company's building located adjacent and to the south of their own building. In 1941 the Schroeder-Kleine Grocer Company went out of business. Since then this building has had many different occupants including Terminal Warehouse and Storage Company, Food Machinery and Chemical Corporation, the J. M. Sweeney Truckline and the Overhead Door Company.

#### ARCHITECTURE

This building is a three-story brick structure supported on a stone foundation. In plan the building measures 75 feet wide by 100 feet deep. The main facade is symmetrically arranged with the central bay being accentuated by an extension of the building's cornice line. The central bay is further differentiated from the side bays by a variation in the third floor window treatment. On the third floor, windows in the side bays are topped with segmental arches while rounded arches are used in the center bay. The integrity of this building has been compromised by the alteration of the first story of the main facade.



## SIGNIFICANCE RATING

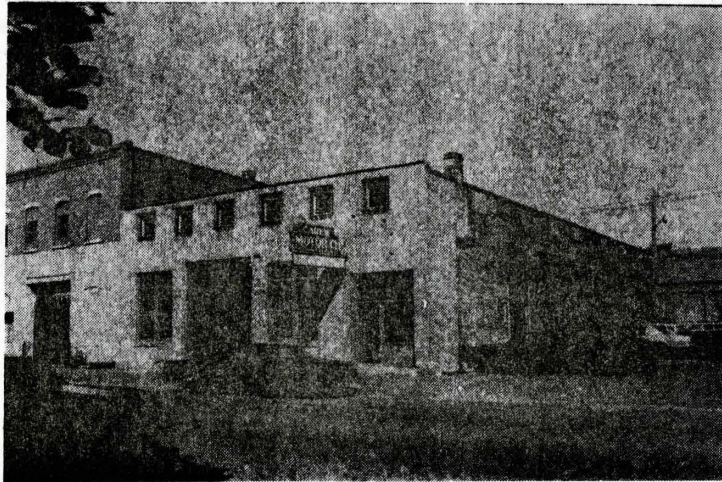
Historical: (H1=4) + (H2=5) + (H3=2) = 11  
Architectural: (A1=4) + (A2=3) + (A3=2) = 9  
Combined Rating = 20 (Group 2)

Source: City Assessment Record, 3-17-10-9  
City Directories (1884-85, 1892-93, 1921-22, 1941, 1955, 1959)  
*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)  
Franklin T. Oldt and P. J. Quigley, eds., *History of Dubuque County, Iowa*  
(Chicago: Goodspeed Historical Association, 1911)

#### RESOURCE SITE NO. 5.16

Carew Motors (56 Main Street)

Dub. Harbor Company Add'n, W 1/2 Lot 10, Blk 1 and W 1/2 Lot 11, Blk 1



#### HISTORY

Early Sanborn fire insurance maps and the infilled lower portions of window openings along the top of the south side of the building indicate that this building is in fact what remains of two buildings which were constructed between 1878 and 1881. The southern half of the building was previously three-stories tall and was originally part of the C. L. Pritchard Buggy Top Factory. This building was built in 1881 when Pritchard moved his factory from the corner of Fourth and White Streets to South Main Street. Pritchard had started his business in 1877 as an offshoot of the large wagon and carriage making industry that then flourished in Dubuque.

The other half of the present building was originally two-stories tall when it was built by John D. Bush in 1878. At the same time Bush also constructed the two-story building just to the north (RESOURCE SITE NO. 5.17), and together these buildings served as a warehouse and store for his grain, seed and wool business. Bush was also one of Dubuque's more prominent real estate dealers and he served two terms as mayor of the city (1878-1883), as well as four terms on the city council.

In 1886 the McFadden Coffee and Spice Company took over the north half of this building from John D. Bush, and in 1890 McFadden absorbed the coffee and spice business of Jesse P. Farley, after which he subsequently expanded into the south half of the building when the Pritchard Buggy Top Company ceased operation about 1892. Continuing to expand McFadden next took over the other Bush building (RESOURCE SITE NO. 5.17) from the Mitchell Transfer Company. The McFadden Company continued to occupy these buildings until 1910 when it moved to new quarters at 145 W. First Street (RESOURCE SITE NO. 7.2).



Since 1910 a number of different firms have occupied this building. Included among these occupants have been the M. M. Walker Wholesale grocery company, the Jacob Sloan beer distributing company, Diener Appliances, and MacInerney Body and Coach Works. Carew Motors took over the building in 1960. It is difficult to determine from historical documents when the upper floors of this building were removed, but city directories would suggest either 1934 or 1959, two years when the building stood vacant.

## ARCHITECTURE

Due to the extensive alteration of the exterior and removal of the upper stories this building's integrity must be given a low rating. This alteration, though, has been successful in keeping the building in harmony with surrounding structures.

## SIGNIFICANCE RATING

Historical:  $(H1=3) + (H2=3) + (H3=1) = 7$   
Architectural:  $(A1=3) + (A2=2) + (A3=1) = 6$   
Combined Rating = 13 (Group 3)

Source: City Assessment Record, 3-17-10-7

*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)

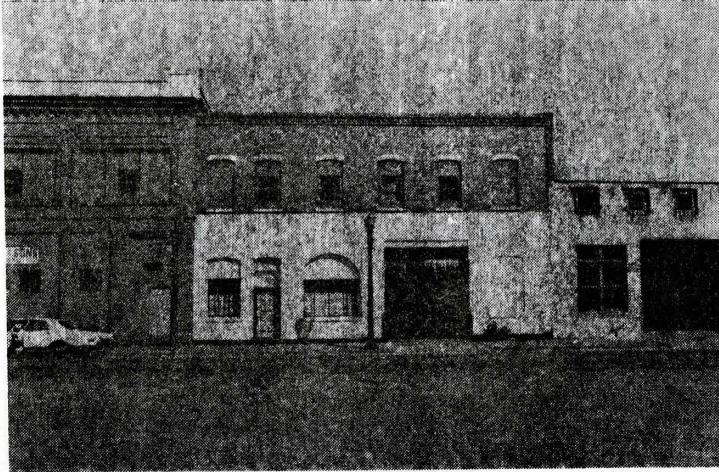
*Dubuque Daily Herald* (January 3, 1879)

City Directories (1881, 1884, 1891, 1909, 1929, 1934, 1941, 1945, 1948, 1959, 1965)

#### RESOURCE SITE NO. 5.17

A. J. Farber Company (60 Main Street)

Dub. Harbor Company Add'n, W 1/2 Lots 9 & 9A, Blk 1



#### HISTORY

This building was constructed in 1878 by John D. Bush. The building then served as a grain warehouse. Bush was an important and very successful early grain merchant, who also ran a small sash, door and blind factory with his brother on the northwest corner of Jones and West Main (Shields) Streets. In addition Bush was a prominent real estate dealer, and in city government he served four terms as alderman plus two terms as mayor of Dubuque.

In 1900 this building was occupied by the Charles Mitchell agricultural implements business and a short while later was taken over by the McFadden Coffee and Spice Company (see RESOURCE SITE NOS. 5.16 and 7.2). After the McFadden Company moved to a new building at 145 W. First Street, Ferguson Manufacturing Company, which manufactured steel tanks, occupied the premises. Subsequent occupants of the building have been the National Butter Company and White Front Feed and Hatchery. A. J. Farber Company took over the building in 1969.

#### ARCHITECTURE

Although the windows of this building have been altered the outlines of the original openings have been maintained. The only unusual design feature of this building is the large round arched window right of the doorway. Except for the fact that the first story has been painted white this building harmonizes well with surrounding structures. Its overall integrity appears good.



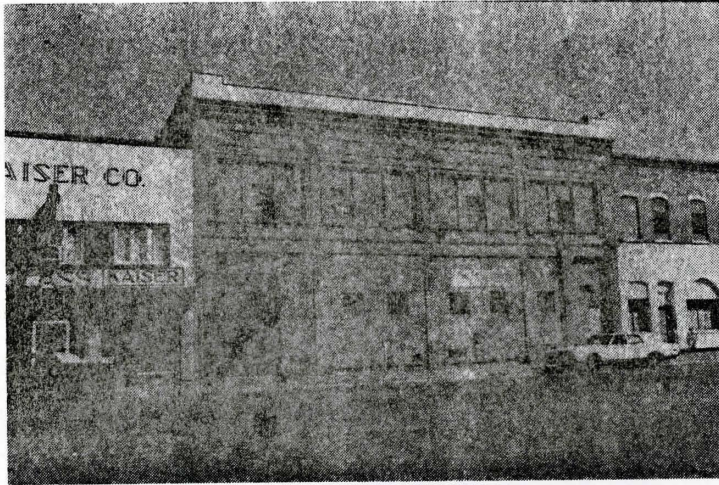
## SIGNIFICANCE RATING

Historical: (H1=5) + (H2=4) + (H3=4) = 13  
Architectural: (A1=3) + (A2=3) + (A3=4) = 10  
Combined Rating = 23 (Group 2)

Source; City Assessment Record, 3-17-10-6  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)  
*Dubuque Daily Herald* (January 3, 1879)  
*Dubuque Daily Herald* (August 4, 1886)  
City Directories (1884, 1899-1900, 1921-22, 1941, 1969)

#### RESOURCE SITE NO. 5.18

Farber and Sons, fruit and bag company (64 Main Street)  
Dub. Harbor Company Add'n, W 1/2 Lots 8, 8A and 8B, Blk 1



#### HISTORY

This building, which was constructed in 1912, was originally occupied by the Jackson Vinegar Company. That company manufactured condiments, and occupied the building until about 1940. After that time the Iowa Egg Products Company occupied the building until 1948 when Farber and Sons took over the premises. Previous to 1912 it does not appear that any buildings occupied this property. Sanborn fire insurance maps for 1884, 1891 and 1909 all indicate that the property was vacant in those years.

#### ARCHITECTURE

This building is of brick construction and measures 64 feet wide by 98 feet deep. Much of the previous window area has been filled with concrete block. However, the infill has been recessed which has allowed for the maintenance of the basic architectural character of the original design. Of particular interest in this design is the decorative brick work which resembles motifs found on contemporary Prairie School buildings.

#### SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=2) + (H3=2) = 5$   
Architectural:  $(A1=4) + (A2=3) + (A3=4) = 11$   
Combined Rating = 16 (Group 3)



Source: City Assessment Record, 3-17-10-6

*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn Map Company, 1909)

City Directories (1915, 1921-22, 1934, 1945, 1948, 1955)

## RESOURCE SITE NO. 5.19

John C. Kaiser Company (68-72 Main Street)

Dub. Harbor Company Add'n, W 1/2 Lot 6, Blk 1 and W 1/2 Lot 7, Blk 1



## HISTORY

The John C. Kaiser Company is a painting and decorating business which has been located in this building since about 1950. Previous to that time the building was divided into two separate structures. In 1941 Tischhauser Motor Company occupied the south part and Dubuque Poster Advertising Company, the north part. In 1929 Dubuque Poster Advertising Company occupied the south part and Val Blatz Brewing Company, the north part. In 1909 the Jackson Vinegar Company occupied the north part, while the south part was vacant. According to fire insurance maps of the area the building was probably built about 1890. None of the businesses which have occupied this building are of any historical consequence.

## ARCHITECTURE

Extensive modification of this building has removed any historic architectural value which it may have once possessed.

## SIGNIFICANCE RATING

Historical:  $(H1=1) + (H2=1) + (H3=0) = 2$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 2 (Group 4)

Source: City Assessment Record, 3-17-10-6

*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Maps Company, 1891)

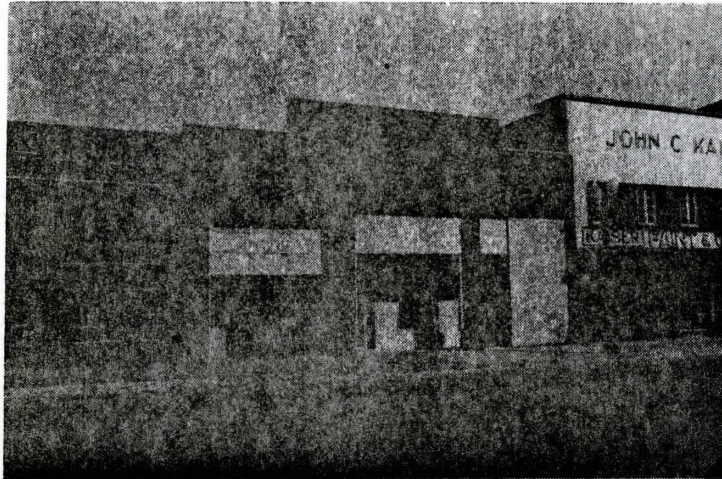
City Directories (1929, 1941, 1948, 1952)



## RESOURCE SITE NO. 5.20

Biggs Bio-Chemical Company (76 Main Street)

Dub. Harbor Company Add'n, W 1/2 Lot 4, Blk 1 and W 1/2 Lot 5, Blk 1



## HISTORY

According to city assessment records this building was constructed about 1910. City directories, though, suggest a date somewhat after 1920. In 1929 the building served as a warehouse for the Pure Test Oil Company, while in both 1941 and 1948 city directories indicated the building was vacant. Previous to 1910 two separate buildings occupied this site and before that this was the site of the Durfee Block which was constructed in 1857 and destroyed by fire about 1880.

## ARCHITECTURE

Except for the stepped parapet wall this building is devoid of any distinctive architectural features.

## SIGNIFICANCE RATING

Historical:  $(H1=0) + (H2=0) + (H3=0) = 0$

Architectural:  $(A1=0) + (A2=0) + (A3=0) = 0$

Combined Rating = 0 (Group 4)

Source: City Assessment Record, 3-17-10-4

City Directories (1911, 1921-22, 1929, 1941, 1948)

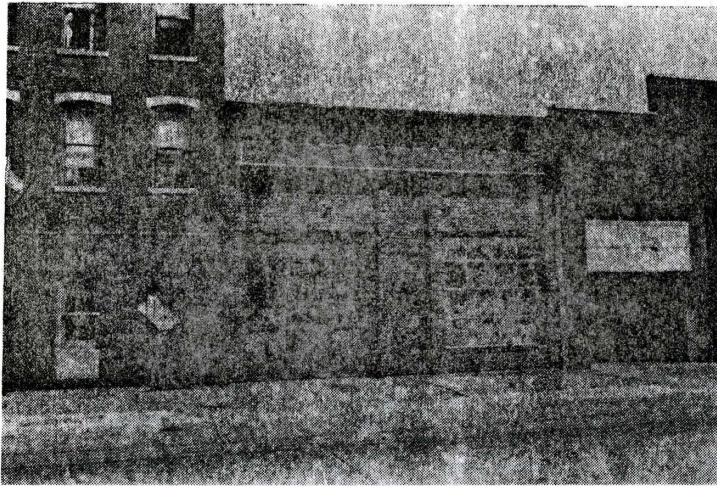
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)

*Dubuque Dailyly Express and Herald* (January 1, 1858)

## RESOURCE SITE NO. 5.21

Commercial Building (80 Main Street)

Dub. Harbor Company Add'n, S. 27' W 1/2 Lot 3, Blk 1 and S. 27' City Lot 532A



## HISTORY

This building was constructed about 1909 and at that time served as the office and warehouse of the National Biscuit Company. In 1921 the building was occupied by Earle and Schroeder Motor Company which later became the Schroeder Motor Company. This company continued to occupy the building into the 1950's. In 1891 and 1884 Sanborn Insurance Maps show that the property was vacant.

## ARCHITECTURE

This one-story brick building is 27 feet wide by 100 feet deep. A single steel I-beam spans this total width across the front. Brick piers divide the front into three irregular bays below the beam, and above it is an ornamented brick parapet wall.

## SIGNIFICANCE RATING

Historical: (H1=0) + (H2=2) + (H3=2) = 4  
Architectural: (A1=2) + (A2=1) + (A3=3) = 6  
Combined Rating = 10 (Group 4)

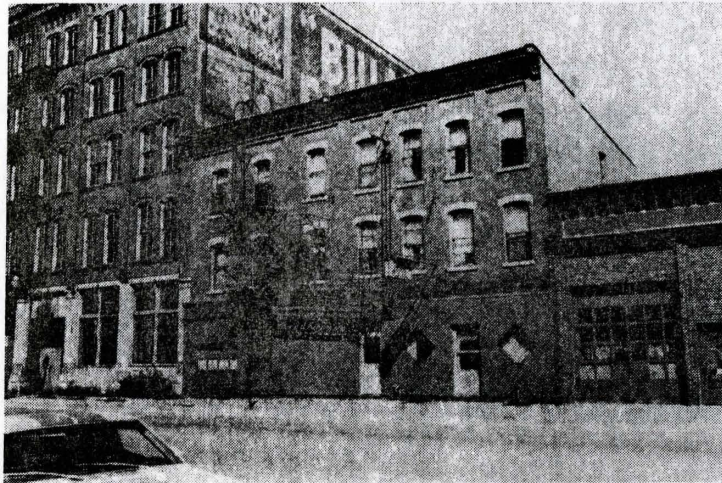
Source: City Assessment Record, 3-17-10-3  
City Directories (1906, 1911, 1921-22, 1929, 1941, 1952)  
*Dubuque, Iowa* (The Sanborn Map Publishing Company, 1884)  
*Insurance Maps of Dubuque, Iowa* (New York: Sanborn-Perris Map Company, 1891)



## RESOURCE SITE NO. 5.22

Main Hotel (84 Main Street)

City Lots, S 1/2 Lot 532 and N. 25' Lot 532A; Dub. Harbor Company Add'n,  
W 1/2 Lot 2A Blk 1 and N. 24' W 1/2 Lot 3, Blk 1



## HISTORY

This hotel was originally known as the Bennett Hotel, having been built by Richard Bennett in 1874. In 1883 it was rebuilt and enlarged according to the "Summary of Building" for that year. This building has continued to serve as a hotel to the present day. During its century of service this hotel has also been known as the Huss House and the Park Hotel.

## ARCHITECTURE

Except for the application of panelling over the first floor exterior little has been done to change the appearance of this building during the past 95 years. Architectural detailing on the building is sparse, which is befitting the economy class character of the accommodations. Buildings of similar age on Main Street north of First Street have much more ornament on the cornice and window caps.

## SIGNIFICANCE RATING

Historical: (H1=2) + (H2=4) + (H3=4) = 10  
Architectural: (A1=2) + (A2=3) + (A3=3) = 8  
Combined Rating = 18 (Group 3)

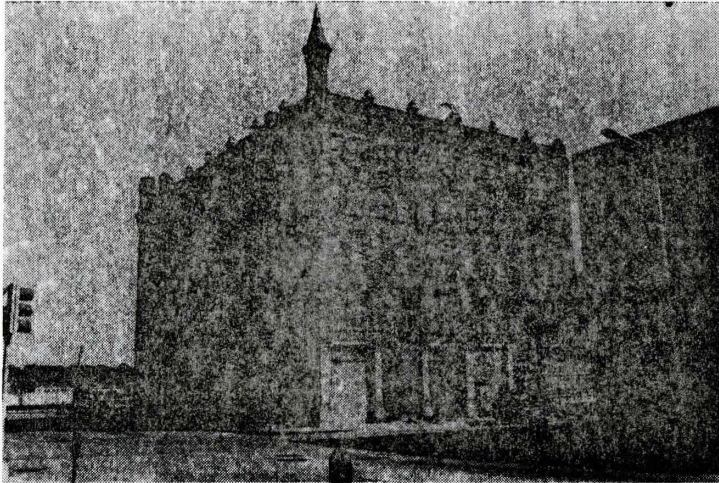
Source: City Assessment Record, 3-17-10-2  
*Dubuque Herald* (December 20, 1883)  
City Directories (1874, 1884, 1899-1900, 1906, 1921-22, 1941)  
*Dubuque, Iowa* (New York: The Sanborn Map Publishing Company, 1884)



### RESOURCE SITE NO. 5.23

Bishop's Block (90 Main Street)

City Lots 531 and N 1/2 532; Dub. Harbor Company Add'n, W 1/2 Lots 1 and 2, Blk 1



### HISTORY

This five-story warehouse was designed by F. D. Hyde, a local architect, in 1887 and construction was completed by 1889. The name of the building refers to the man who commissioned its construction, Dubuque's Bishop John Hennessey, who besides his church duties was a prominent local entrepreneur. The first occupant of the building was the Marshall M. Walker Company. This company, though, only remained in the building for five years, then moving to its own newly constructed building at the opposite end of the block (RESOURCE SITE NO. 5.14). The next occupant of the building was another wholesale grocery house, the John T. Hancock Company, which was established in 1858 and previously occupied a store at 214 Main (non-extant). In 1908 the Western Grocery Company, a large wholesale grocery company with branches in St. Joseph, Missouri; Albert Lea and Owatonna, Minnesota; and Oskaloosa, Marshalltown, Mason City and Clinton, Iowa, purchased the John T. Hancock Company and took over the Bishop's Block. This company remained the occupant of the building into the 1950's.

### ARCHITECTURE

This five-story brick warehouse has been described as an adaptation of the High Victorian Italianate style. The corner turret and pyramid pier caps, though, appear more Gothic than Italianate. Ornamental details are done in red terra-cotta and the overall building mass is divided into three horizontal units by means of varied window treatment. This building is one of the most imposing structures in Dubuque.



## SIGNIFICANCE RATING

Historical: (H1=5) + (H2=4) + (H3=5) = 14  
Architectural: (A1=3) + (A2=4) + (A3=5) = 12  
Combined Rating = 26 (Group 1)

Source: City Assessment Record, 3-17-10-1

Lawrence J. Sommer, *The Heritage of Dubuque*, (East Dubuque: Tel Graphics, 1975)

*Descriptive Survey of Dubuque* (Dubuque: Chamber of Commerce, 1911)

*Dubuque Daily Times* (February 27, 1887)

*Dubuque: The Key City of Iowa* (Dubuque: Wescott and Pittam, Publishers, 1889)

City Directories (1890-91, 1894-95, 1899-1900, 1911, 1929, 1941, 1952)

## **5.3 DISTRICT EVALUATION**

### **HISTORY**

Until recently the area included in Survey Tract No. 5 maintained a distinctive identity as the wholesale produce, grocery and farm supplied district of the city. This identity originated with the city council designation of what is now Flatiron Park as the First Ward Market, and later the city hay market. The close proximity of this area to the Illinois Central Railroad freight house further enhanced the attractiveness of the area for wholesalers.

During the past thirty years the nature of economic activity in the area has radically changed. All of the large wholesale grocery companies have gone out of business and the buildings they previously occupied (RESOURCE SITE NOS. 5.14, 5.15 and 5.23) now either stand vacant or have been subdivided for office and commercial use. Most of the other buildings in the tract have undergone similar usage changes from warehouse and industrial to commercial and office.

### **ARCHITECTURE**

Flatiron Park due to its triangular shape has resulted in an unusual design relationship among the buildings of Survey Tract No. 5. Excluding the two Robert's Smorgastable buildings (RESOURCE SITE NOS. 5.1 and 5.1) and Thompson's Food Market (RESOURCE SITE NO. 5.3), the buildings in the tract are held together as a group due to the focusing effect of the park. This relationship is further enforced by the dominance of the buildings located at the corners of the triangular tract: the Bishop's Block (RESOURCE SITE NO. 5.23) at the north vertex, the Linehan and Molo building and Midland Laboratories building (RESOURCE SITE NOS. 5.9 and 5.10) at the southwest vertex and the former M. M. Walker and Company and Schroeder and Kleine Company wholesale grocery warehouses (RESOURCE SITE NOS. 5.14 and 5.15) at the southeast vertex. The visual dominance of these buildings acts to reduce the recognition of differences among the smaller buildings in the tract which are located along the sides of the triangle. However, substantial differences do exist among buildings in the tract and the recent modification of buildings located at or near the tract vertices, in particular Jocille's Fashion Corner (RESOURCE SITE NO. 5.4), have acted to reduce the architectural cohesiveness of the tract by accentuating these differences.









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